Bill Garrett Davidson C
Batch# 87737 DEEL
05/03/2018 09:47:21 AM 2 pgs
Fees: $13.00 Taxes: $690.79

20180503-0042179

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~24th~~ 21st DAY OF ~~APRIL~~ May, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/17/19

(AFFIX SEAL)

KATIE CRADDOCK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

M-VRES-18-7140

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Property Owner 5, LLC, a Delaware Limited Liability Company	**New Owner**	
(NAME) **PO Box 4090**	(NAME) **PO Box 4090**	**151-10-0A-250.00-CO**
(ADDRESS) **Scottsdale, AZ 85261**	(ADDRESS) **Scottsdale, AZ 85261**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIMBERLY R. EASLEY, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PROPERTY OWNER 5, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 98 on the Plan of Phase 3, Villages of Long Hunter, a Planned Unit Development of record in Plat at Instrument No. 20030707-0093205, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly R. Easley, unmarried by Warranty Deed from Ole South Properties, Inc. of record in Instrument No. 20040727-0089459 Register's Office for Davidson County, Tennessee, dated July 19, 2004 and recorded on July 27, 2004.

This conveyance is subject to:

- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Instrument No. 20030707-0093205, Register's Office for Davidson County, Tennessee.
- PUD Boundary of record in Instrument No. 20000207-0012630, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20010531-0056382 and Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee.
- By-Laws of Villages of Long Hunter Homeowners Association, Inc. of record in Instrument No. 20041022-0127537, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20010531-0056381, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument No. 20010531-0056383, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Instrument No. 20000130-0107415, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20020912-011184 and Instrument No. 20021009-0123120, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress and Egress to Cemetery of record in Book 1115, Page 302 and Book 1101, Page 457, in the Register's Office for Davidson County, Tennessee.
- TVA Line Easement of record in Book 2338, Page 466, Book 4446, Page 423 and Book 4535, Page 351, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Telephone Co. of record in Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee.
- Water Mains Easement of record in Book 8358, Page(s) 91 & 94 and Book 8197, Page 288, in the Register's Office for Davidson County, Tennessee.

- Grant of Easement of record in Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20020718-0086411, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7140 South Hampton Boulevard, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 24th DAY OF APRIL, 2018.

Kimberly R. Easley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY R. EASLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
P: (901) 260-4055
RT File No.: 18110110
TG No.: 6887537
Tribeca No.: 274609