WARRANTY DEED

Bill Garrett
Batch# 93413
05/17/2018 11:09:45 AM
Fees: $13.00 Taxes: $862.10

Davidson County
DEEDWARR
2 pgs

20180517-0047265

LINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 16, 2018

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Owner 5, LLC	Property Owner 5, LLC	182-06-0A-204.00
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wade Schuerman, unmarried,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Property Owner 5, LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTEE (S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No. 198, on the Plan of Old Hickory Hills, Phase Two - Section Three of record in Instrument No. 20040420-0044507, amended by Surveyor's Certificate of Correction of record in Instrument No. 20041021-0126628, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Wade Schuerman by Quitclaim Deed from Shannon Sharp, dated 03/29/2016, recorded 04/05/2016 of record in Instrument No. 20160405-0032687, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Instrument No. 20040420-0044507, Amended by Surveyor's Certificate of Correction of record in Instrument No. 20041021-0126628, (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20020116-0006750, (3) Amended Declaration of record in Instrument No. 20101116-0091730, Rules and Regulations of record in Instrument No. 20151229-0130686, (4) Easement contained in Warranty Deed of record in Instrument No. 200002030011193, (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107214, (6) Easement of record in Instrument No. 20020123-0009339, and (7) Stormwater Detention Agreement of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved☐
This is improved☑ property, known as 8273 Ramstone Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), its successors and/or 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), its successors and/or 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/our hand(s) this 15th day of May, 2018.

Wade Schuerman

State of Tennessee
County of Williamson

Personally appeared before me Wade Schuerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2018.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Realty Title & Escrow Company, Inc.
6525 N. Quail Hollow Rd. #115
Memphis, TN 38120
P: (901) 260-4055
RT File No.: 18110111
TG No.: 688 8831
Tribeca No.: 272808