30963-5

WARRANTY DEED

Bill Garrett Davidson County
Batch# 117090 DEEDWARR
07/17/2018 02:16:01 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20180717-0069513

State of Tennessee
County of Shelby

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2018.

Notary Public

My commission expires: 9-16-18
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Property Owner 5, LLC	**"New Owner(s)"**	**164-07-0-A-151.00co**
PO Box 4090		
Scottsdale, AZ 85261		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher Turcotte and Jennifer M. Turcotte, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Property Owner 5, LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 164, inclusive, as shown on the Plat for Harvest Grove, Section Two, of record in Instrument No. 20140529-0046065, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Christopher Turcotte and Jennifer M. Turcotte, husband and wife, by Warranty Deed from BMCH Tennessee, LLC, a Delaware limited liability company, of record in Instrument No. 20150805-0078120, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record in Instrument No. 20140529-0046065, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Covenants, Conditions, Restrictions and By-Laws for Harvest Grove of record in Instrument No. 20060628-0077382, said Register's Office.

(3) Charter of Harvest Grove Homeowners' Association, Inc. of record in Instrument No. 20060519-0059378, said Register's Office and at Filing No. 5785-1432 in the Office of the Tennessee Secretary of State

(4) Stormwater Detention Agreement of record in Instrument No. 20040707-0080492, said Register's Office.

(5) Agreement for Dedication of Easement for Public Right of Way of record in Instrument No. 20060830-0107233, said Register's Office.

(6) Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.

This is improved property, known as **1641 Highwater Drive, Antioch, TN 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 GRANTEES 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 GRANTEES, 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/our hand(s) this **16th** day of **July, 2018.**

Christopher Turcotte

Jennifer M. Turcotte

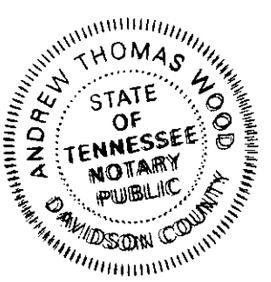
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Christopher Turcotte and Jennifer M. Turcotte,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **July, 2018.**

Notary Public

My Commission Expires: 11/9/21



RECORD AND RETURN TO:
Realty Title & Escrow Company, Inc.
6525 N Quail Hollow Rd. #115
Memphis, TN 38120
P: (901) 260-4055
RT File No: 18110025
TG No.: 6771853
Tribeca No: 272084