WARRANTY DEED **14392**

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$525,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23RD DAY OF JANUARY, 2008.**

Notary Public

MY COMMISSION EXPIRES: **June 18, 2012.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DHS Holdings TN, LLC	**OWNER**	**117-04-0-E-002.00 CO**
C/o Richard A Josepher, Esq. (NAME)	(NAME)	
2101 Corporate Blvd. # 107 (ADDRESS)	(ADDRESS)	
Boca Raton, FL 33431 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/26/09 13:09 3 pgs
Fees:18.00 Taxes:1942.50
20090126-0006645

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John A. Dace**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DHS Holdings TN, LLC**, 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 Unit B, on the Plan of Wildwood Townhomes, a Horizontal Property Regime with Private Elements as described in the declaration of covenants, conditions and restriction for Wildwood Townhomes as of record as Instrument No., 20061009-0125162, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to John A. Dace by deed of record in Instrument 20060724-0088477, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of John A. Dace by April Dace as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20090126-0006644 **, in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to existing plat notes, conditions, declaration of covenants, restrictions, charter and by-laws of Wildwood Townhomes and easements of record.

unimproved ☐

This is improved ☒ property, known as **1822 Wildwood Avenue, Nashville, TN 37212**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 **23rd day of January, 2008**.

John A. Dace

By April Dace, Attorney-in-Fact

April Dace, Attorney-in-Fact

State of Tennessee County of Davidson

On this 23rd day of January, 2009 before me personally appeared April Dace, the person who executed the foregoing instrument on behalf of John A. Dace, and acknowledged that she executed the same as the free act and deed of the said John A. Dace, through Power of Attorney granted her, by the said John A. Dace.

Notary Public

Commission Expires:6/18/2012°

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY