Record & Return To; Realty Title & Escrow Co., Inc,
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110054228 DEEDWARR
Recvd: 09/01/11 13:01 2 pgs
Fees:13.00 Taxes:795.50
20110901-0067890

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **August, 2011**

Notary Public

MY COMMISSION EXPIRES: April 12, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Newcomb	NEW OWNER	172040A01700 CO
(NAME) 1409 Timber Ridge	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Alan F. Dash and Renata Dash**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Adam Newcomb**, 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. 62 on the Plan of Phase One, Highlands of Brentwood, (formerly Brentwood Highlands), of record in Book 9700, page 773, revised in Book 9700, page 857, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alan F. Dash and wife, Renata Dash, by Warranty Deed from NVR Inc., a Virginia Corporation, dated 10/26/99 and filed of record in Book 11729, page 82, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1409 Timber Ridge, Nashville, TN 37211

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, has 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 our hands this **30th** day of **August, 2011**

Alan F. Dash by Kelly Callaghan as attorney in fact

Alan F. Dash by Kelly Callaghan as Attorney in Fact

Renata Dash by Kelly Callaghan as attorney in fact

Renata Dash by Kelly Callaghan as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of August, 2011, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Alan F. Dash, and who acknowledged that she executed the same as the free act and deed of the said Alan F. Dash, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book _*___, page _____, said Register's Office..

* 20110901-0067889

Witness my hand and official seal this 29th day of August, 2011

NOTARY

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2013

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of August, 2011, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Renata Dash, and who acknowledged that she executed the same as the free act and deed of the said Alan F. Dash, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book _**___, page _____, said Register's Office..

** 20110901-0067889

Witness my hand and official seal this 29th day of August, 2011

NOTARY

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2013

My Commission Expires: _____