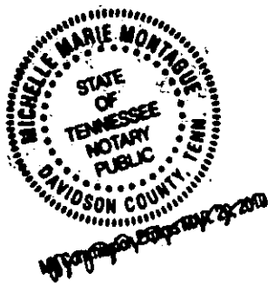
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAO Investments, LLC	DAO Investments, LLC	10408035900
(NAME)	(NAME)	
P.O. Box 1286	P.O. Box 1286	
(ADDRESS)	(ADDRESS)	
Sunset Beach, CA 90742	Sunset Beach, CA 90742	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130077814 DEEDWARR
Recvd: 09/09/13 11:10 3 pgs
Fees:18.00 Taxes:832.50
20130909-0094842

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Aaron Pillow
, an unmarried man, James Lyons, and Jackie Lena Pillow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DAO Investments, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:
Being part of lot No. 66 in O. B. Hayes' Plan of large lots called Rokeby as of record in Book 21, Page 87, Register's Office for said County, described, as follows:
Beginning in the center of Villa Street, extended, 80 feet Southerly from the corner of Lots Nos. 60 and 66, thence with the center of said Street, Southerly 50 feet; thence parallel with the line between said two lots, Westerly 161 1/2 feet, more or less, to the Easterly margin of an alley; thence with the Easterly margin of said alley, Northerly 50 feet; thence Easterly 161 1/2 feet, more or less, to the beginning, being 50 feet off of the South side of the lot of land conveyed to W. M. Schardt, by deed of record in Book No. 600, Page 490, said Register's Office, the South line of said lot being 150 1/2 feet Northerly from the Northerly margin of Belcourt Avenue.

Being the same property devised to Douglas Lyons, Jr. and James William Lyons by Last Will and Testament of William Lewis, of record in Book 7362, Page 505, Register's Office for Davidson County, Tennessee. Also acquired by Quitclaim Deed conveyed to grantors and recorded in Book 9731, Page 359.

The said Douglas Lyons, Jr. died on April 16, 1992, as an unmarried person with no children. In his Last Will and Testament, the said Douglas Lyons, Jr. devised all his interest in any real property he owned at the time of his death to his mother, Geraldine Pillow. Douglas Lyons, Jr. died a resident of Washington, D.C.
Being the same property conveyed by Warranty Deed from Emmett Nelson Lyons, Sr. and wife, Lynetta K. Lyons to William Lewis as recorded on the 1st day of November, 1983 in Deed Book 6167, Page 499; Warranty Deed from William Lewis to Emmett N. Lyons, Sr., and wife Lynnetta K. Lyons as recorded on the 29th day of September, 1983 in Deed Book 6146, Page 739; Quitclaim Deed from Geraldine Pillow, Emmett N. Lyons, Sr., James W. Lyons, and Douglas Lyons, Jr. to William Lewis as recorded on the 29th day of December, 1981 in Deed Book 5835, Page 16; Quitclaim Deed from Mattie Jane Lewis to Geraldine Pillow, Emmett N. Lyons, Sr., James W. Lyons, and Douglas Lyons, Jr. as recorded on the 13th day of January, 1981 in Deed Book 5699, Page 532 and Warranty Deed from Emma W. Hunter to William Lewis and wife, Mattie Jane Lewis as recorded on the 22nd day of July, 1955 in Deed Book 2441, Page 599, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1717 Villa Place, 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 our hands this 4th day of September, 2013.

Aaron Pillow by James Lyons as Attorney in Fact

Aaron Pillow
By: James Lyons as Attorney in Fact

James Lyons, Attorney in Fact

James Lyons

Jackie Lena Pillow

Jackie Lena Pillow

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 4th day of September, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ~~**Aaron Pillow**~~**, James Lyons, and Jackie Lena Pillow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the ~~day and~~ year above written.

My Commission Expires:
5/20/14

Notary Public,

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James William Lyons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Aaron Pillow, as his Attorney In Fact and who acknowledged the execution of the same to be the free act and deed of Aaron Pillow under said Power of Attorney.

Witness my hand and official seal, this the 4th day of September, 2013.

Notary Public

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14