WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-19-14

(AFFIX SEAL)

MELANIE D. DURARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kangas, LLC	Kangas, LLC	131-02-D-3.00 CO
(NAME)	(NAME)	
5844 Robert E. Lee Dr.	5844 Robert E. Lee Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-5238	Nashville, TN 37215-5238	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Dashiell Properties, L.L.C.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kangas, LLC and Sarah Ann Ortkiese**, 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 Condominium Apartment in Davidson County, Tennessee, Being Unit No. 3 of Hillsboro Hall, Phase I, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 11700, page 45, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Barbara P. Pierce by Warranty Deed from Michael A. Marro and spouse, Lisa A. Phillips, dated November 1, 2005, as of record in Instrument No. 20051102-0132737, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Dashiell Properties, L.L.C., by Quitclaim Deed from Barbara P. Pierce, dated April 1, 2013, as of record in Instrument No. 20130405-0033784, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 11700, page 45; restrictions of record in Book 11713, page 350, Book 11713, page 380 and Instrument No. 20000202-0010655; by-laws of record in Book 11713, page 381; cross easements of record in Book 11622, page 610; charter of record in Book 11728, page 763; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4204 Hillsboro Pike Unit 103, Nashville, TN 37215

(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.

BILL GARRETT, Davidson County
Trans:T20130103030 DEEDWARR
Recvd: 12/09/13 14:40 2 pgs
Fees:13.00 Taxes:1147.00

20131209-0124926

Witness my hand this 4th day of December, 2013.

Dashiell Properties, L.L.C.

By: Barbara Pierce

Barbara P. Pierce, Director

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Barbara P. Pierce, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged herself to be the Director of Dashiell Properties, L.L.C., the within named bargainor, a limited liability company, and that she as such Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Barbara P. Pierce as such Director.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of December, 2013.

Notary Public

My Commission Expires: 1-19-14