File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

BILL GARRETT, Davidson County
Trans:T20140081254 DEEDWARR
Recvd: 10/28/14 14:48 2 pgs
Fees:13.00 Taxes:462.13
20141028-0099471

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erwin Ricafort	DAS ACQUISITION CO., LLC	Map 135-12-E
(NAME)	(NAME)	Parcel 11 CO
2420 Nashboro Boulevard	12140 WOODCREST EXECUTIVE, #150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	ST. LOUIS, MO 63141	
(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, I, **KRISTA BILLINGSLEY GARNES, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERWIN RICAFORT**, 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 No. 211 on the Plan of Phase One, Nashboro Village at Fairway Pointe, Tract 21, of record in Plat Book 4660, Page 159 and amended in Instrument 20031118-0168332, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Krista Billingsley by deed from Young Bok Lee of record in Instrument 20100607-0044098, said Register's office. Krista Billingsley has since married and is now known as Krista Billingsley Garnes.

Kristofer Garnes joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 4660, page 159, said Register's Office; (c) restrictive covenants of record in Book 118-3, page 520, Book 4827, page 14, Book 5469, page 840, Book 7751, page 907, Instrument No. 20000316-0027171, Instrument No. 20010322-0017768, Instrument No. 20000627-0063887, Instrument No. 20050222-0018813 and Instrument No. 20050222-0018814, said Register's Office; (d) Bylaws of record in Book 11703, page 560, Instrument No. 20031118-0168332 and Instrument No. 2009110-5-0102438, said Register's Office; and (e) Easements of record in Book 7225, page 239, Book 8870, page 887, Book 8870, page 932, Instrument No. 20001012-0101575, Book 4868, page 74, Book 4815, page 425, Instrument No. 20010314-0024179, Book 4650, page 159, Book 11594, page 298, Instrument No. 20020815-0098780, Book 4821, page 109 and Book 4815, page 425, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2420 Nashboro Boulevard, Nashville, TN 37217

(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 hand this 23rd day of October, 2014.

Krista Billingsley Garnes
By: Kristofer Garnes, Attorney in Fact

Kristofer Garnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristofer Garnes, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of October, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2014, before me personally appeared Kristofer Garnes, to me known to be the person who executed the foregoing instrument on behalf of Krista Billingsley Garnes and acknowledged that he executed the same as the free act and deed of Krista Billingsley Garnes.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of October, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015