BILL GARRETT, Davidson County
Trans:T20140087802 DEEDWARR
Recvd: 11/21/14 11:14 2 pgs
Fees:13.00 Taxes:517.63
20141121-0107376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 139,900.00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2014.

Notary Public

My commission expires: 3-20-18

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOAN MARIE COOK	DAS Acquisition Co	**08608011300**
2121 STROMBURY DR	12140 Woodcrest Executive #150	
HERMITAGE, TN 37076	St Louis MO 63141	

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 ACKNOWLEDGE, WE,

BENJAMIN C. O'CONNOR, AKA BENJAMIN C. O'CONNER and SARAH C. O'CONNOR, HUBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOAN MARIE COOK, single woman

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:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 10529, page 169, ID# 86-08-113, being known and designated as Lot 343, Camden Woods, Phase One, filed in Plat Book 6900, pages 697 - 698.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN C. O'CONNER, UNMARRIED, BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION, DATED 05/05/2011 AND RECORDED ON 05/12/2011 IN INSTRUMENT NUMBER 20110512-0036355, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BENJAMIN C. O'CONNOR HAS SINCE MARRIED AND SARAH C O'CONNOR JOINS THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY MARITAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2121 STROMBURY DR, HERMITAGE, TN 37076.

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 in 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 20th day of November, 2014.

BENJAMIN C. O'CONNOR

SARAH C. O'CONNOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BENJAMIN C. O'CONNOR and SARAH C. O'CONNOR, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2014.

Notary Public

BEVERLY PARHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 11-13-18