Davidson County DEEDWARR
Recvd: 10/16/15 14:57 3 pgs
Fees:18.00 Taxes:1106.30

20151016-0105663

WARRANTY DEED

State of Iowa
County of Polk

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: [illegible]

JOSHUA M SNYDER
Commission Number 770211
My Commission Expires
[illegible]

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DHK Enterprises, LLC	Charter Bank	132--07-0 047.00
(NAME)	(NAME)	
6202 Silver Birch Court	5526 N. W. 86th Street	
(ADDRESS)	(ADDRESS)	
Johnston, IA 50131	Johnston, IA 50131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **David C. Kaptain and Holly J. Kaptain, husband and wife**
, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DHK Enterprises, 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:

Land in Davidson **County, Tennessee, being Lot No. 51 on the Plan of Southmeade Subdivision, of record in Plat Book 1835, Page 118 & 119, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to David C. Kaptain and Holly J. Kaptain, husband and wife by deed of recorded 04/06/2015 in Instrument 20150406-0029639, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JL Real Estate, G.P by deed of recorded 08/14/2014 in Instrument 20140814-0073544, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4320 Morriswood Drive, Nashville, TN 37204
(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~~/our hands this 30th day of September, 2015.

David C. Kaptain

Holly J. Kaptain

State of Iowa
County of Polk

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named David C Kaptain and Holly J Kaptain, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2015.

Notary Public
My Commission Expires: 4/26/2016

NOTARIAL SEAL IOWA
JOSHUA M SNYDER
Commission Number 778211
My Commission Expires
4/26/16

File No.: 20542

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY