WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170064842 DEEDWARR
Recvd: 07/28/17 09:58 3 pgs
Fees:18.00 Taxes:610.50

20170728-0076555

R-DI-17-3032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DREAMINC.	**Same as New Owner**	
(NAME)	(NAME)	
1111 12th Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARKANSAS PARTNERS, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DREAMINC., A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 45-A on the Plan of Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 45, 46, 47, Section 11-A, Cherry Hills of record in Plat Book 5200, page 730, as amended in Plat Book 6250, page 133 and Plat Book 6250, Page 233, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chris A. Landwehr and John Robert Fritschen, tenants in common by Quitclaim deed from Arkansas Partners, LLC, an Arkansas limited liability company of record in Instrument No. 20120111-0002728 Register's Office for Davidson County, Tennessee, dated January 4, 2012 and recorded on January 11, 2012. Being also known as 3032 Mossdale Drive Antioch, Tennessee 37013.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 45-B on the Plan of Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 45, 46, 47, Section 11-A, Cherry Hills of record in Plat Book 5200, page 730, as amended in Plat Book 6250, page 133 and Plat Book 6250, Page 233, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chris A. Landwehr and John Robert Fritschen, tenants in common by Quitclaim deed from Arkansas Partners, LLC, an Arkansas limited liability company of record in Instrument No. 20120111-0002725 Register's Office for Davidson County, Tennessee, dated January 4, 2012 and recorded on January 11, 2012.

Further being the same property conveyed to grantors herein by quitclaim deed of even date, recorded simultaneously herewith at Inst. No. 20170728-0076554, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plat Book 5200, Page 730, as revised in Book 6250, Page 133, and as amended in Book 6250, Page 233, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6436, Page 644 and Book 4550, page 876, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3032 and 3034 Mossdale Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25th DAY OF JULY, 2017.

Arkansas Partners, LLC

BY: _____
Chris A. Landwehr
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS A. LANDWEHR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of ARKANSAS PARTNERS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of July, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

See attached

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Sonoma)

On July 25, 2017 before me, Marilyn J. Renna, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Chris A. Landwehr
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JER-1 MARILYN J. RENNA COMM. #2181592 NOTARY PUBLIC - CALIFORNIA SONOMA COUNTY My Comm. Expires Feb. 24, 2021 JER-1

Signature Marilyn J. Renna
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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