BILL GARRETT, Davidson County
Trans:T20170066335 DEEDWARR
Recvd: 08/02/17 10:47 2 pgs
Fees:13.00 Taxes:809.38

20170802-0078528

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of July, 2017, by and between The 3229 Country Lawn Dr. Land Trust Dated February 14th, 2017, party of the first part, and Sherry Kirby and William Evans, Wife and Husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of The Country, Section 5, of record in Book 5200, Page 271 and 272, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Christopher H. Carter, Trustee of The 3229 Country Lawn Dr. Land Trust by virtue of that certain Warranty Deed dated February 28, 2017, and being of record at Instrument No. 20170301-0020314 in the amount of $135,000.00 in the Register's Office of Davidson County, Tennessee.

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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Christopher H Carter, Trustee

Christopher H Carter, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2017, before me personally appeared Christopher H Carter, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of The 3229 Country Lawn Dr. Land Trust Dated February 14th, 2017, and who acknowledged that he executed the same as the free act and deed of The 3229 Country Lawn Dr. Land Trust Dated February 14th, 2017.

WITNESS my hand and official seal at office this 28th day of July, 2017.

Ashlee D. Page
Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Sherry Kirby and William Evans

Tax Parcel No 15007016200

Property Address: 3229 Country Lawn Dr.
Antioch, TN 37013

MAIL TAX BILLS TO: DAS Aquisition Company, LLC
12140 Woodcrest Executive, Ste 150
St. Louis, MO 63141

STATE OF Tennessee
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $218,750.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of July, 2017.

Notary Public

My Commission Expires: 7-6-20

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY