WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-8-19 (AFFIX SEAL)

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

R-RRP-17-4983

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)
Henry Juanes	DAS Acquisitions LLC.	
(NAME) **4983 Karen Ray Drive**	(NAME) 5-150 Dr. 12140 Woodcrest Executive	**162-03-0-195.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) St. Louis, MO 63141	
(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, **LOGAN T. HANNA, UNMARRIED, AND ABIGAYLE R. LINK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HENRY JUANES,** 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section Four, Apache Hills, of record in Plat Book 4460, Page 60, 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 Logan T. Hanna, unmarried, Abigayle R. Link, unmarried, as tenants in common with the right of survivorship by Warranty Deed from Hozan Barwari, married of record in Instrument No. 20150721-0071349 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 21, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 4460, Page 60, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4564, Page 724, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro, Department of Water and Sewerage Services of record in Book 5180, Page 996 and Book 5181, page 15, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9693, Page 278, 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: **4983 Karen Ray 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.

BILL GARRETT, Davidson County
Trans:T20170071981 DEEDWARR
Recvd: 08/18/17 13:16 2 pgs
Fees:13.00 Taxes:802.90
20170818-0085167

Witness my/our hand(s) this the 17th DAY OF AUGUST, 2017.

Logan T. Hanna by Abigayle R. Link as Attorney in Fact

Logan T. Hanna by Abigayle R. Link as Attorney in Fact

Abigayle R. Link

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABIGAYLE R. LINK, 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 LOGAN T. HANNA, and who acknowledged he/she/they executed the same as the free act and deed of the said LOGAN T. HANNA.

Witness my hand and official seal, this the 17th of August, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABIGAYLE R. LINK, the within named bargainor, 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 and official seal, this the 17th of August, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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