RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170475

Bill Garrett Davidson County
Batch# 27439 DEEDWARR
11/17/2017 02:07:16 PM 2 pgs
Fees: $13.00 Taxes: $636.40

20171117-0118423

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Tammy L Potts
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2017.

NOTARY PUBLIC

My commission expires: _____

FT. VIXAYVONG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES.
11-18-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connor Oakes and Amber Dresch 3030 Ned Shelton Road, Apt. 112 Nashville, TN 37217	DAS Acquisition Co., LLC 12140 Woodcrest Executive, Ste. 150 St. Louis, MO 63141	135 08 0B 007.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Two Thousand and 00/100 Dollars ($172,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AMANDA F. LONG, A SINGLE PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CONNOR OAKES, A SINGLE MAN AND AMBER DRESCH, A SINGLE WOMAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 112 on the plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown on Exhibit "C" to the Declaration of Covenants, Conditions nd Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20040210-0016203, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amanda F. Long, a single person, by Warranty Deed from David K. Hodge, unmarried, dated 2/11/2016, recorded 2/16/2016, of record in Instrument Number 20160216-0014293, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to David K. Hodge by deed dated 5/26/2005, of record in Instrument Number 20050610-0066744, said Register's Office.

The address of the herein described property is believed to be 3030 Ned Shelton Road, Apt. 112, Nashville, TN 37217, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of November, 2017.

AMANDA F. LONG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Amanda F. Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of November, 2017.

Notary Public

Janice N Steelman

Printed Notary Name

My commission expires: 11/18/18

STATE OF TENNESSEE NOTARY PUBLIC