WARRANTY DEED

Bill Garrett Davidson County
Batch# 67468 DEEDWARR
03/09/2018 01:13:30 PM 2 pgs
Fees: $13.00 Taxes: $1,000.85

20180309-0022558

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 3-23-2019

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,500.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tara Allen	DAS Acquisition Company, LLC	161-10-0-A-116.00 CO
(NAME)	(NAME)	
5353 Hunters Ridge	12140 Woodcrest Executive Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	St. Louis, MO 63141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Taylor Shivers and Stephanie Shivers, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tara Allen and Dana Allen, a married couple,** 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. 138, on the Plat of Phase Two, Villages of Brentwood, of record in Book 6250, page 169, corrected in Book 8484, page 140, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property that was conveyed to Taylor Shivers and Stephanie Shivers, husband and wife, by Warranty Deed from Elizabeth W. Lamb and Jonathan Edward Carle, dated November 30, 2012, of record in Instrument No. 20121204-0111515, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6250, page 169, corrected in Book 8484, page 140; Restrictions of record in Book 6143, page 11; Book 6398, page 495; Book 11526, page 579 and Instrument No. 20000606-0056066; Articles of Incorporation/ Charter of record in Book 6158, page 352; Order of Possession and Final Decree granting permanent easement to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20130419-0039360 and Instrument No. 20160923-0100757; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5353 Hunters Ridge, Nashville, TN 37211
(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 our hands this 7th day of March, 2018.

Taylor Shivers

Stephanie Shivers

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Taylor Shivers and Stephanie Shivers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 7th day of March, 2018.

Notary Public
My Commission Expires: _____

File No.: 27020

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019