WARRANTY DEED

Bill Garrett Davidson County
Batch# 71276 **DEEDWARR**
03/20/2018 10:40:34 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20180320-0026075

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE PC
COUNTY OF ~~Williamson~~ Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/10/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Jackson Jr.	DAS Acquisition Company,LLC	150120A17900CO
(NAME)	(NAME)	
3629 Dove Creek	12140 Woodcrest Executive Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Saint 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 considerations, the receipt of which is hereby acknowledged, we, **Michael J. Howard and K. Michelle Howard**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James E. Jackson Jr., a married man**, hereinafter called the GRANTEE (S), his heirs and/or 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 all of Lot No. 56 on the Plan of Final P.U.D. Plan, Kensal Green, North, Zoning: R-10 Residential P.U.D., Planned unit Development, of record in Plat Book 7900, Page 951, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael J. Howard and wife, K. Michelle Howard by Warranty Deed from Edward J. Przybyl, unmarried dated 05/18/1998, recorded 03/02/1999, of record in Book 11363, Page 290, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO TO THE FOLLOWING:

(1) Taxes for 2018 and subsequent years, a lien not yet due and payable.
(2) All matters shown on the plat of record in Plat Book 7900, Page 951, in the Register's Office for Davidson County, Tennessee.
(3) Covenants, conditions, easements and restrictions of record in Book 7619, Page 647, Amendment Number One to Declaration of record in Book 7657, Page 583, Amendment Number Two to Declaration of record in Book 7675, Page 923, Third Amendment to Declaration of record in Book 8708, Page 630, Amendment Number Four to Declaration of record in Instrument No. 20060405-0039162, Fifth Supplementary Declaration to Declaration of record in Book 9065, Page 744, First Amendment to the Bylaws of record in Book 9509, Page 363, Table of Contents of Corporate Bylaws of record in Book 7619, Page 679, Amendment to Corporate By-Laws of record in Book 9647, Page

472, Second Amendment to Corporate By-Laws of record in Instrument No. 20090513-0044145, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
(4) Deed of Conveyance of record in Book 10868, Page 882, Book 10868, Page 911, in the Register's Office for Davidson County, Tennessee.
(5) Charter of Somerset Homeowners Association, Inc., of record in Book 7661, Page 37, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3629 Dove Creek, Antioch, TN 37013
(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 GRANTEE(S), his heirs and/or 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), his heirs and/or 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 12th day of March, 2018.

Michael J. Howard

K. Michelle Howard

State of Tennessee
County of Williamson

Personally appeared before me Michael J. Howard and K. Michelle Howard, 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 seal this 12th day of March, 2018.

Notary Public

My Commission Expires: 3-25-18

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064