WARRANTY DEED

Bill Garrett Davidson County
Batch# 82337 DEEDWARR
04/18/2018 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $677.10
20180418-0036495

STATE OF TENNESSEE,
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Sandra Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: January 5, 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Asha Yahya Amir	DAS Acquisition Company, LLC	136-15-0B-033.00
(NAME)	(NAME)	
3401 Anderson Road, 33	12140 Woodcrest Exec, Ste 150	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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 considerations, the receipt of which is hereby acknowledged, we, **Walter J. Hill and wife, Katrina D. Hill**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Asha Yahya Amir, an unmarried woman**, hereinafter called the GRANTEE(S), her 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. 33 on the Plan of A Horizontal Property Regime (Private Element) Phase 1, Smith Springs Townhomes, Revision 2, of record in Plat Instrument No. 20010629-0068936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Walter J. Hill and wife, Katrina D. Hill by Quitclaim Deed from Walter J. Hill and wife, Katrina D. Orr n/k/a Katrina D. Hill, dated 10/04/2013, recorded 10/09/2013, of record in Instrument No. 20131009-0106237, in the Register's Office for Davidson County, Tennessee. Said property being the same property previously conveyed to Walter J. Hill, unmarried and Katrina D. Orr, unmarried by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, dated 02/14/2002, recorded 02/19/2002, of record in Instrument No. 20020219-0021242, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Instrument No. 20010629-0068936; Covenants, conditions, easements and restrictions of record in Book 11666, Page 151 and Supplemental Declaration Smith Springs Townhomes, Phase Two of record in Instrument No. 20010730-0080392; Easement contained in Stormwater Detention Agreement of record in Book 11540, Page 482; Grant of Easement of record in Instrument No. 20171127-0120856; Articles of Amendment to the Charter of record in Book 11666, Page 149; Quitclaim Deed of record in Instrument No. 200001110003643; HOA Quitclaim Deed of record in Instrument No. 20010810-0086561; Smith Springs Townhomes Association, Inc., Rules and Regulations of record in Instrument No. 20110816-0063130, 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 3401 Anderson Road, 33, 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), 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), 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 17th day of April, 2018.

Walter J. Hill

Katrina D. Hill

State of Tennessee
County of Wilson

Personally appeared before me Walter J. Hill and Katrina D. Hill, 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 17th day of April, 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

201804180036495

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY