Bill Garrett Davidson County
Batch# 104115 DEEDWARR
06/13/2018 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,214.16
20180613-0056764

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $328,150.00.

Anne Marie Angel
Affiant

Subscribed and sworn to me on June 8, 2018.

Jodi Jackson
NOTARY PUBLIC

My Commission Expires: 7-26-21

THIS INSTRUMENT WAS PREPARED BY: AND RETURN TO
Patrick Poole
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31618

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Deak Christina Morris 1109 Davenport Blvd, Apt 206 Franklin, TN 37069	DAS Acquisition Co. 12140 Woodcrest Executive, Ste 150 St. Louis, MO 63141	PART OF 081-07-0-280.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CS Partners, LLC, a Tennessee limited liability company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Michael Deak, a single person and Christina Morris, a single person, as tenants in common with rights of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, of 1914 15th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 1914 15th Avenue North Townhomes, of record in Instrument No. 20170601-0054697, 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 CS Partners, LLC, a Tennessee limited liability company, by Warranty Deed from EFS Investment Partners, LLC, a Tennessee limited liability company, of record on May 3, 2017 in Instrument No. 20170503-0043328, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 161, Page 44, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions

of record in Instrument Number 20170601-0054697, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

4. Charter of record in Instrument Number 20170608-0057649, in the Register's Office for Davidson County, Tennessee.
5. Subject to rights of others in and to the common areas and/or elements.

This property is also known as improved property located at 1914B 15th Avenue North, Nashville, TN 37208-1425.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 8th day of June, 2018.

CS Partners, LLC, a Tennessee Limited Liability Company

By: _____
William Snyder, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared William Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be Member (or other officer authorized to execute the instrument) of CS Partner, LLC, the within named bargainor, a limited liability company, and that she/he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Member.

Witness my hand and official seal on June 8, 2018.

_____
NOTARY PUBLIC

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires: 9-7-2021

True Copy Certification

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

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019