# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| David Merin | DAS Acquisition Company, LLC | 052 12 0 031.00 |
| (NAME) | (NAME) | |
| 713 Nix Pass | 12140 Woodcrest Exe Dr. , Ste. 150 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | St. Louis, MO 63141 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rebecca Ruth Merin, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Merin, a single man**, 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. 8 on the Plan of Marlin Meadows,(erroneously referred to as Herlin Meadows in prior deed) Section 1, as of record in Book 1835, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 135 feet on the easterly side of Nix Pass and runs back 147.16 feet on the northerly line and 150 feet on the southerly line to a dead line, measuring 164 feet thereon.

Being the same property conveyed to Rebecca Ruth Merin, a widow by Warranty Deed from Wilda June Kirkpatrick, a widow dated November 20, 2015 and recorded November 24, 2015 as Instrument No. 20151124-0118987, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 713 Nix Pass, Madison, TN 37115

File Number: GRN-185024FC

Bill Garrett Davidson County
Batch# 116738 DEEDWARR
07/16/2018 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20180716-0068927

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, has 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 12 day of July, 2018

Rebecca Ruth Merin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Rebecca Ruth Merin, a widow, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of July, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

File Number: GRN-185024FC

# 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