WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154415 **DEEDWARR**
10/26/2018 01:39:22 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20181026-0106349

A-DG-18-3817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Colleen Kelly	**New Owner**	
(NAME)	(NAME)	
747 Ralph McGill Blvd, NE Unit 131		**148-5-73.00**
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30312		
(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 consideration, the receipt of which is hereby acknowledged, **DAS GUD LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLLEEN KELLY, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 32 on the Plan of Hillbrook, Section 2, of record in Plat Book 3300, Page 12, Register's Office for said County.

Said Lot No. 32 fronts 52.6 feet on the south side of Briarcliff Court and extends back 169.2 feet on the west line and 187 feet on the east line to a dead line in the rear on which it measures 136.7 feet.

Being the same property conveyed to Das Gud LLC, a Tennessee Limited Liabilty company by Warranty Deed from Cynthia H. Storm recorded on _____ in Instrument No. 20181026-0106349 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cynthia H. Greene by Executor's Quitclaim Deed from Cynthia H. Greene, acting as Executrix of the Estate of Glenda Hall Hogan, recorded November 29, 2012 in Instrument No. 20121129-0109726, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ray William Hogan and wife, Glenda Hall Hogan by Warranty Deed from James G. Stafford and wife, Shirley M. Stafford, recorded June 11, 1965 in Book 3901, Page 8, Register's Office for Davidson County, Tennessee. The said Ray William Hogan having since died on January 23, 2012, and his interest in said property having vested in his wife, Glenda Hall Hogan. The said Glenda Hall Hogan having since died testate on August 23, 2012 and whose probate estate was administered in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 12P-1322. Per the Last Will and Testament of Glenda Hall Hogan, Cynthia H. Greene was named Executrix and heir to the said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 12, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 3277, Page 482 and Book 3286, Page 375.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3817 Briarcliff Ct., Nashville, Tennessee 37211**.

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), their heirs and 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), 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 the 25th DAY OF OCTOBER, 2018.

Das Gud LLC, a Tennessee Limited Liability Company

BY: _____
Cody Weeks
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CODY WEEKS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of DAS GUD LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of October, 2018.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212