WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155042 DEEDWARR
10/30/2018 10:15:47 AM 2 pgs
Fees: $13.00 Taxes: $582.75

20181030-0107243

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$165,000.00~~ $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File # 13537

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DHA, Investments, LLC	NEW OWNER	14905019900
(NAME)	(NAME)	
2056 Hickory Brooke		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Alex J. Paul,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DHA, Investments, LLC,** 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. 161B on the Plan of Lots 159 &161, Zone Lot Division, Pebble Trace, Section 1, as of record in Book 6900, Page 34, and amended in Book 6900, Page 564, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Alex J. Paul, by Warranty Deed dated 2/12/16,, from Aaron A. Smith and wife, Meggan Book-Smith, of record in Instrument No. 20160219-0016016, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2315 Rader Ridge Road, 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 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, 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 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 hands this 25th day of October, 2018.

Alex J. Paul

State of Tennessee
County of Davidson

Personally appeared before me Alex J. Paul, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of October, 2018.

Notary Public
My Commission Expires: _____

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