RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

NEW OWNER:
Juuse Saros
1809 Castleman Drive
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-631

MAP & PARCEL
131 07 1F 002.00

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 173422 **DEEDWARR**
12/12/2018 02:29:31 PM 3 pgs
Fees: $18.00 Taxes: $4,439.63

20181212-0121083

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION ONE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($1,199,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DSRM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JUUSE SAROS, UNMARRIED** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2 of Cottages at 1811 Castleman, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Cottages at 1811 Castleman, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171215-0128083, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of Cottages at 1811 Castleman, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171215-0128083, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to DSRM, LLC, a Tennessee Limited Liability Company by Warranty Deed from Antoinette Haitas, married of record in Instrument No. 20171120-0119167, Register's Office for Davidson County, Tennessee, dated November 15, 2017 and recorded on November 20, 2017.

Being also known as 1809 Castleman Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 10 day of **December, 2018**.

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

DSRM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

MEMBER

BY: RYAN MILLER
ITS: MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **RYAN MILLER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **HE** is **MEMBER** of **DSRM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 10 day of **December,2018**.

NOTARY PUBLIC

My commission expires: 10-26-21

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The actual consideration or value, whichever is greater, for this transfer is $ **1,199,900.00**.

AFFIANT

Sworn to and subscribed to before me this 10 day of **December, 2018**.

NOTARY PUBLIC

My commission expires: 3/24/2020

