Karen Johnson Davidson County
Batch# 234399 DEEDWARR
05/24/2019 10:23:50 AM 2 pgs
Fees: $13.00 Taxes: $776.63
20190524-0049360

This instrument prepared by Birthright Title & Escrow, LLC
405 Two Mile Pike 2B, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER:
William E. Beeson, et. ux.
12079 Forrest St.
Arlington, TN 38002

SEND TAX BILLS TO:
DAS Acquisition Co. LLC
12140 Woodcrest Executive
Ste. 150
St. Louis, MO 63141

MAP/PAR NOS.:
Map 26-06-0A
Parcel 025.00 CO

WARRANTY DEED

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **BLAKE BOSHERS,** by these presents transfer and convey unto **WILLIAM BEESON and CAROLYN BEESON, Husband and Wife,** the following described tract or parcel of real property in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 25 on the Resubdivision for Phase 1B of The Townhomes at Windsor Green, a Planned Unit Development, as shown on plat of record in Plat Book 8250, Page 995, as amended and revised in Instrument No. 20010813-0086903, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Linda Graves Biggs, unmarried, by warranty deed from Diane Gleason and Alfred Jeske, heirs at law of the Estate of Jacqueline Jeske, of record as Instrument 20170801-0077740, Register's Office for Davidson County, Tennessee. The said Linda Graves Biggs since died, unmarried and testate, and by Will, admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Case 19P-238, devised the within property to Blake Boshers.

This property is not and has never been a residence of the Grantor, his spouse or any dependent.

This is improved property located at and known as 239 Wyndom Ct., Goodlettsville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever; and I/we do covenant with the said Grantees that I/we are lawfully seized and possessed of said real property, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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.

Witness the signature of the Grantor this date: 5/23/19

Blake Boshers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Blake Boshers**, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 5/23/2019

DANIEL L. WISCHHOFER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/9/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this conveyance, whichever is greater, is $ 209,900.

Affiant

Sworn to and subscribed before me this date: May 23, 2019

Notary Public

My commission expires: 11/20/2023

SARAH M TROUPE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires