NEW OWNER:
Isana and Gordon Michaelson
262 Legend Heights
Wales, WI 53183

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: 19-245

MAP & PARCEL
131-07-1F-001.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 238689 **DEEDWARR**
06/04/2019 02:39:49 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00

20190604-0053293

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION TWO HUNDRED THOUSAND AND 00/100 DOLLARS ($1,200,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DSRM, LLC, a Limited Liability Company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Isana Michaelson and Gordon Michaelson, wife and husband** ("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 No. 1 on the Plan of Cottages at 1811 Castleman, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction, of record in Instrument No. 20171215-0128083, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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. (Value or consideration as shown in aforementioned Deed $560,000.00) Being also known as 1811 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 31 day of **May, 2019**.

DSRM, LLC
By: Ryan Miller, Chief Manager

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 **Chief Manager** of, **DSRM, LLC** 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 31 day of **May, 2019**.

NOTARY PUBLIC

My commission expires: 10-26-21

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The actual consideration or value, whichever is greater, for this transfer is $ **1,200,000.00**.

Meredith Mary
AFFIANT

Sworn to and subscribed to before me this 31ST day of **May, 2019**.

NOTARY PUBLIC

My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020