#14015

Karen Johnson Davidson County
Batch# 257387 DEEDWARR
07/16/2019 10:11:46 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20190716-0069352

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin Ryan David	DAS Acquisition Company	142080b08200co
(NAME)	(NAME)	
801 Running Deer, Unit 82	12140 Woodcrest Executive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	St. Louis MO 63141	
(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, We, **Helmut Welke and Dorothea Welke,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin Ryan David, an unmarried man,** 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, TN, being part of Coronada, a Condominium, as shown on the Plat of record in Book 5200, Page 217, said Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Unit No. 82 on said Plan, being located at 801 Running Deer, as established by and described in the Master Deed, as amended, establishing a Horizontal Property Regime of Coronada, a Condominium, Phase IV.

Being the same property conveyed to Helmut Welke and Dorothea Welke, husband and wife by deed of record in Instrument No. 20140129-0007939, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 801 Running Deer, Unit 82, Nashville, TN 37221
(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 ~~9th~~ 8th day of July, 2019.

Helmut Welke

Dorothea Welke

State of Iowa
County of Scott

Personally appeared before me Helmut Welke and Dorothea Welke, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8 day of July, 2019.

Notary Public
My Commission Expires: May 08, 2020.

Rebeca Duarte
State of Iowa
Commission No. 804242
My Commission Expires
May 08, 2020

File No.: 14015