WARRANTY DEED

Karen Johnson Davidson County
Batch# 270054 DEEDWARR
08/12/2019 03:30:47 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20190812-0080367

W-C-19-1777

WILLIAM H JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stacey Saavedra	**DAS Acquisition Company, LLC**	
(NAME) **1777 Red Jacket Drive**	(NAME) **12140 Woodcrest Executive Drive, Suite 150**	**173-05-0A-050.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **St. Louis, MO 63141**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMANTHA A. ROSE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STACEY SAAVEDRA, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

and in Davidson County, Tennessee, being Lot No. 50 (Fifty) on the Plan of Barnes Crossing, Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480 and amended of record in Instrument No. 20051114-0136938 and further amended in Instrument No. 20071227-0147998, of said Register's Office, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Samantha A. Rose, an unmarried woman by Warranty Deed from Tamara D. French, unmarried of record in Instrument No. 20150805-0077607 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 05, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters as shown on the P.U.D. Boundary Plat of record in Instrument No. 20050128-0010427, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Barnes Crossing, Phase One and By-Laws appended thereto, of record in Instrument Number 20050721-0084791, as re-recorded to add Phase Number in Instrument No. 20050805-0092480, and amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of record in Instrument Number 20050811-0095171 and Instrument Number 20050721-0084791, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20131021-0109630, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20181210-0120117 and Instrument No. 20190320-0025476, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6791, Page 479, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1777 Red Jacket Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 6th DAY OF AUGUST, 2019.

Samantha A. Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMANTHA A. ROSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212