WARRANTY DEED

Karen Johnson Davidson County
Batch# 274207 DEEDWARR
08/20/2019 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $503.20
20190820-0083602

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 495917

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: July 24, 2023
(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
DGC Properties, LLC 456 Jessie Drive Nashville, TN 37211	DGC Properties LLC 705 Players Court Nashville, TN 37211	133-12-0-297.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Heather R. Haley now known as Heather Haley Marchbanks, a married woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DGC Properties, LLC, and Nika C. Barre, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Section Two, Addition to Greenwood Hills, of record in Book 5200, page 62, Register's Office for said County, said Lot No. 134 Fronts 75.0 feet on the Southerly Margin of Jessie Drive and Extends back 131.60 feet on the Easterly line and 137.00 on the Westerly line to a dead line in the rear, Measuring 83.00 feet thereon.

Included in but expressly excluded from said parcel described herein is a certain tract or parcel of land, described as follows: A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Beginning at a point, said point being on the property line between parcels 297 and 298 on map 133-12 and on the existing boundary of a drainage easement, thence north 73 deg. 43 minutes 40 seconds west for 83.10 feet, more or less, to a point on the property line between parcels 296 and 297 on map 133-12, thence north 16 deg. 35 min. 17 seconds east for 24 feet, more or less, to a point on said property line between parcels 296 and 297, thence south 67 deg. 15 minutes east for 83.50 feet more or less, to a point on said property line between parcels 297 and 298, thence south 15 deg. 21 minutes 20 seconds west for 15 feet, more or less, to the point of beginning therein contained an area of 1638.50, more or less, square feet. This being part of a tract of land belonging to Richard Glenn Davis, Jr. and wife, and conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of

record in Book 6129, Page 684, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heather R. Haley by Warranty Deed from William E. Vaughn and Pamela K. Vaughn, married, dated 02/18/2010 and recorded 02/23/2010, of record in Instrument 201002230013722, Register's Office for Davidson County, Tennessee.

Heather Haley Marchbanks and Heather R. Haley being one and the same person.

Christopher Shawn Marchbanks hereby joins in this conveyance for the purpose of conveying any and all right, title, and interest he may have in the subject property by reason of his marital status or otherwise.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 456 Jessie Drive, Nashville, TN 37211

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 hand(s) this the 12th day of August, 2019.

Heather Haley Marchbanks

Christopher Shawn Marchbanks

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Heather Haley Marchbanks and Christopher Shawn Marchbanks with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 12th of August, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

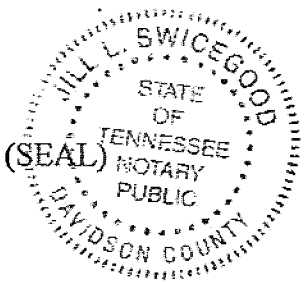
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022