THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190922571

Karen Johnson Davidson County
Batch# 288758 **DEEDWARR**
09/20/2019 09:34:33 AM 2 pgs
Fees: $13.00 Taxes: $6,948.97

20190920-0095664

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,878,100.00

Affiant

Subscribed and sworn to before me, this 16th day of September, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Fink and Molly Fink 907 Pasadena Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 132 09 0 072.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DSRM, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Fink and Molly Fink, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 19 on the Map showing subdivision of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 and Parts of Lots 35 and 44 in Oak Hill Subdivision No. 1, of record in Book 547, page 52, Registers Office for Davidson County, Tennessee, to which plan reference is made for a complete description.

Being the same property conveyed to DSRM, LLC a Tennessee Limited Liability Company, by Warranty Deed from Nashville design build Inc., a Tennessee Corporation, of record in Instrument No. 20180628-0062789, in the Register's Office of Davidson County, Tennessee, dated June 27, 2018 and recorded on June 28, 2018.

Being the same property conveyed to Nashville design build Inc., a Tennessee Corporation, by Warranty Deed from James W. Rhodes, Jr. and wife, Jeri G. Rhodes, of record in Instrument No. 20180607-0054538, in the Register's Office of Davidson County, Tennessee, dated June 06, 2018 and recorded on June 07, 2018.

Being the same property conveyed to James W. Rhodes, Jr. and wife, Jeri G. Rhodes, by Quitclaim Deed from James W. Rhodes, Jr., of record in Book 11194 Page 426, in the Register's Office of Davidson County, Tennessee, dated August 11, 1998 and recorded on November 06, 1998.

Being the same property conveyed to James William Rhodes, Jr. and wife, Connie Lee Rhodes, by Warranty Deed from Thomas C. Oakley and wife, Frances Oakley, of record in Book 4726 Page 630, in the Register's Office of Davidson County, Tennessee, dated June 29, 1973 and recorded on July 10, 1973.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 and Parts of Lots 35 and 44 in Oak Hill Subdivision No. 1, as recorded in Plat Book 547, Page(s) 52.

This is improved property located at 907 Pasadena Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2019.

DSRM, LLC.

By: Millworks, LLC, Member

By: _____
Ryan Miller, Sole Member

By: 98 SJC Lot 3, LLC, Member

By: _____
Ryan Miller, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Miller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Millworks, LLC, a Tennessee Limited Liability Company, Member of DSRM, LLC., a Tennessee Limited Liability Company the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of September, 2019.

_____
Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Miller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent(or other officer authorized to execute the instrument) of 98 SJC Lot 3, LLC, a Texas Limited Liability Company, Member of DSRM, LLC., a Tennessee Limited Liability Company the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent

Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of September, 2019.

_____
Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022