RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912408

WARRANTY DEED

Karen Johnson Davidson County
Batch# 296752 DEEDWARR
10/07/2019 09:33:44 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20191007-0102237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Katherine Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2019.

NOTARY PUBLIC

My commission expires: 10/6/21

FRANK ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael O'Connor and wife, Crystal O'Connor 1825 Sprucewood Lane Nashville, TN 37211	Same address as new owner	172-03-0-A-182.00 CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Ninety Thousand and 00/100 Dollars ($490,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **D & A VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL O'CONNOR AND WIFE, CRYSTAL O'CONNOR**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 100 on the Plan of Summit at The Woodlands, as shown on the plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to D & A Ventures, LLC, a Tennessee limited liability company, by Warranty Deed from Woodlands Development, LLC, dated 11/20/2017, recorded 11/30/2017, of record in Instrument No. 20171130-0122074, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1825 Sprucewood Lane, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of September, 2019.

D&A Ventures, LLC
A Tennessee limited liability company

By: Derrick Derringer
Its: Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Derrick Derringer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Member of D&A Ventures, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of D&A Ventures, LLC by himself as such officer.

WITNESS my hand and seal, this 27th day of September, 2019.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Frank W. Roberts
Printed Notary Name

My commission expires: 5/6/21