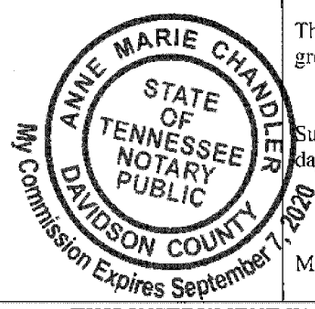
Karen Johnson Davidson County
Batch# 327476 DEEDWARR
12/10/2019 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20191210-0127317

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $440,000.00. Affiant Subscribed and sworn to before me, this the 5th day of December, 2019. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jacob David Greer	DAS Acquisition Company LLC	06300003400
1627 Neelys Bend Road	12140 Woodcrest Executive, Ste. 150	
Madison, TN 37115	St. Louis, MO 63141	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM S. MILLER, JR. AND WIFE, STEPHANIE W. MILLER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB DAVID GREER, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennessee, being the North 6.61 acres of Lot No. 4 and the easterly or rear part of Lot NOS. 5 and 6, on the Plan of BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE WEST MORTON FARM, of record in Book 547, page 131, Register' s Office for DAVIDSON county, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the center line of NEELY'S BEND ROAD, at the corner of Lot Nos. 4 and 5, and being the southwest corner of the property conveyed to Roy A. Buchanan by deed from H. Carlos Smith and wife, of record in Book 1341, page 13; thence along Smith' s southerly line, easterly 1452 feet, more or less, to Smith's, now Buchanan's corner; thence North 03 degrees 15 minutes East 450 feet to a point in the North line of Lot No. 6; thence along the North line of said Lot No. 6, South 89 degrees 17 minutes East 539.6 feet, more or less, to an iron pipe at the Northeast corner of Lot No. 6; thence with the East line of Lot Nos. 6, 5, and 4, South 07 degrees 13 minutes West 602.9 feet; thence westerly 1840 feet, more or less, to the center line of Neely's Bend Road; thence with the center line of the same, North 15 degrees 15 minutes West 155.7 feet, to the point of BEGINNING.

Being the same property conveyed to William S. Miller, Jr. and wife, Stephanie W. Miller by Warranty deed from Emma Ellen Brown, unmarried of record in Book 10800, page 429, Register's Office for Davidson County, Tennessee, dated February 19, 1998 and recorded on February 19, 1998.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1627 Neelys Bend Road, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of December, 2019.

William S Miller Jr.
William S. Miller, Jr.

Stephanie W. Miller
Stephanie W. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William S. Miller, Jr. and Stephanie W. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of December, 2019.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022