Karen Johnson Davidson County
Batch# 358707 DEEDWARR
02/14/2020 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $910.20
20200214-0017173

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-23
(AFFIX SEAL)

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas McNeill and Brin Schooley	DAS Acquisition Company, LLC	Parcel ID: 051 15 0 036.00
(NAME)	(NAME)	
1513 Oakland Acres Drive	12140 Woodcrest Exe Dr. , Ste. 150	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	St. Louis, MO 63141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kristopher B. Montgomery and wife, Alysia Montgomery**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas McNeill, an unmarried man and Brin Schooley, an unmarried woman**, hereinafter called the Grantees, 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 Lot No. 29 on The Plan of Oakland Acres, Section Eleven, of Record in Book 3700, Page 26, Register's Office for said County, described as follows:

Said Lot No. 29 fronts 105 feet on the Northerly margin of Oakland Acres Drive and extends back 195.10 feet on the Easterly line and 195.09 feet on the Westerly line to a line in the rear measuring 105 feet thereon.

Being a portion of the same property conveyed to Kristopher B. Montgomery and wife, Alysia Montgomery by Warranty Deed from Ethleen S. Stewart, a widow, unmarried dated April 28, 2010 and recorded May 06, 2010 as Instrument No. 20100506-0034763; and being portion of the same property conveyed to Kristopher B. Montgomery and wife, Alysia Montgomery by Special Warranty Deed from , John R. Reynold and wife, Janis G. Reynolds as Instrument No. ___202002140017171____, in said Register's Office for Davidson County, Tennessee.

Subject to Deed for Perpetual Exclusive Easement as Instrument No. ____202002140017172___, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1513 Oakland Acres Drive, Madison, TN 37115

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 our hands this 10 day of February, 2020

Kristopher B. Montgomery

Alysia Montgomery

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kristopher B. Montgomery and wife, Alysia Montgomery, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of February, 2020.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)