Karen Johnson Davidson County
Batch# 366491 DEEDWARR
03/04/2020 10:22:30 AM 2 pgs
Fees: $13.00 Taxes: $917.60
20200304-0023782

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $248,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd day of March, 2020.

NOTARY PUBLIC

My commission expires: 10/17/21

LAUREN JONES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Spencer Lesley and Jennifer Lesley	DAS Acquisition Company, LLC	097020A67700CO
(NAME)	(NAME)	
1806 Riverbirch Lane	12140 Woodcrest Executive, Ste. 150	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	St. Louis, MO 63141	

Warranty Deed

For and in Consideration of the sum of $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 **Petra L. Blevins, a single person,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Spencer Lesley and Jennifer Lesley, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 677 on the Final Plat of Villages of Riverwood, Section One, Phase 7, of record in Instrument No. 20170426-0040821, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Petra L. Blevins, a single person by deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20171003-0101345, said Register's Office.

This property is __unimproved _X_improved property known as: 1806 Riverbirch Lane, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 2nd day of March, 2020.

Petra L. Blevins

STATE OF Nebraska
COUNTY OF Dodge

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Petra L. Blevins, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of March, 2020.

Notary Public
My Commission Expires: 6/21/21

WESLEY J WILMER
General Notary – State of Nebraska
My Commission Expires Jun 21, 2021

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY