Karen Johnson Davidson County
Batch# 382869 DEEDWARR
04/08/2020 10:00:28 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20200408-0036889

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $420,000.00.

M. Spitznagel
Affiant

Subscribed and sworn to before me, this the 20 day of March, 2020.

J Anderson
Notary Public

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires:

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Emily C. Haas 3116 West End Circle, Unit 302 Nashville, TN 37203	Map-Par. 104-02-3O-030.00-CO	New Owner

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged DDS INVESTMENTS AND MANAGEMENT, LLC (the "Grantor"), a Tennessee limited liability company, has bargained and sold, and by these presents does transfer and convey to EMILY C. HAAS unmarried, (the "Grantee"), her heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 3-10, together with an undivided percentage interest in the common areas, as established by Declaration of Condominium for 3116 West End Circle, a Condominium of record as Instrument No. 20170707-0068634, and being shown on Plat attached thereto as Exhibit "B", as amended in Instrument No. 20170720-0073707 and Instrument No. 20180413-0034954 in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to DDS Investments and Management, LLC, a Tennessee Limited Liability Company, by Warranty Deed from WEC Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190325-0026951, in the Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded March 25, 2019.

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 plans(s) of record; and (e) all applicable government and zoning regulations.

This is ☒improved ☐unimproved property, known as 3116 West End Circle, Unit 302, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs, successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered, unless otherwise herein set out.

Grantor further covenants and binds itself, its successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns, against the lawful claims of all persons, except as otherwise herein set out.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 20 day of March, 2020.

GRANTOR:

DDS INVESTMENTS AND MANAGEMENT, LLC,
a Tennessee limited liability company

By: _____
Dilip Shah, Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dilip Shah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized agent of DDS Investments and Management, LLC, the within named bargainor, and that he as such authorized agent being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as such authorized agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of March, 2020.

(SEAL)

_____
Notary Public

My commission expires: 1/3/2022

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY