This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 385692 **DEEDWARR**
04/14/2020 02:31:10 PM 2 pgs
Fees: $13.00 Taxes: $1,491.10

20200414-0039062

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $403,000.00.

Affiant

Subscribed and sworn before me this the 9 day of April, 2020.

Notary Public
My commission expires: 12/11/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Briston Lee Maroney, Meredith Danielle Hale and Brandon Maroney 548 Veritas Street Nashville, TN 37211	DAS Acquisition Company , LLC 12140 Woodcrest Executive Drive, Ste. 150 St. Louis, MO 63141	133-05-0 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN EDWARD MESSMER, II AND JACKLYN NORA MESSMER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRISTON LEE MARONEY, A SINGLE WOMAN, MEREDITH DANIELLE HALE AND BRANDON MARONEY, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 375, MAP OF SUNRISE HEIGHTS, SECOND PLAN, as shown on plat of record in Plat Book 421, Page 46, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John Edward Messmer, II and Jaclyn Nora Messmer, husband and wife, by deed from Aaron Hetrick, a married man, dated 10/27/2014, of record in Instrument No. 20141104-0101584, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 548 Veritas Street, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JGM by JW, AIF

Witness my hand this the 8 day of April, 2020.

John Edward Messmer, II by Jenny West Attorney in Fact
John Edward Messmer, II
BY: Jenny West as Attorney-in-Fact

Jacklyn Nora Messmer by Jenny West as Attorney in Fact
Jacklyn Nora Messmer
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 8 day of April, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Edward Messmer, II by Specific POWER OF ATTORNEY dated April 3, 2020, and who acknowledged that he executed the same as the free act and deed of John Edward Messmer, II.

Witness my hand and official seal this 8 day of April, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

On this 8 day of April, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jacklyn Nora Messmer by Specific POWER OF ATTORNEY dated April 3, 2020, and who acknowledged that he executed the same as the free act and deed of Jacklyn Nora Messmer.

Witness my hand and official seal this 8 day of April, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022