Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1207TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 274,900.00

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of April, 2020.

Notary Public

Commission Expiration:

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Karen Johnson Davidson County
Batch# 390881 DEEDWARR
04/23/2020 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.13
20200423-0042869

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jamaron A. Martin and Ladonna P. Garner-Martin 5665 Lickton Pike Goodlettsville, TN 37072	DAS Acquisition Company, LLC 12140 Woodcrest Executive Suite 150 St Louis, MO 63141	017-00-0-222.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joe W. Henley, Jr. and Stephanie Henley, Husband and Wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jamaron A. Martin and Spouse, Ladonna P. Garner-Martin,** 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:

Property known as: 5665 Lickton Pike, Goodlettsville, TN 37072, County of Davidson

A tract or parcel of land lying in the 10th Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., Rocky L. Montoya, Tennessee No. 697, dated April 20, 2000, as follows:

BEGINNING at an existing monument on the southerly margin of Lickton Pike, said point being the northeast most corner of the herein described parcel and the northwest most corner of a parcel belonging to Roy Ayers, as evidenced in Deed Book 5154, page 948, Register's Office for Davidson County, Tennessee; thence, leaving said margin, South 17 degrees 56 minutes 57 seconds West 111.63 feet, to an existing monument; thence South 17 degrees 57 minutes 06 seconds West, 472.17 feet, to an iron rod (new), said point being the southeast most corner of the herein described parcel and a corner to Ray Galbreath, a evidenced in Deed Book 6109, page 715; thence, following the approximate center of a gravel drive, South 74 degrees 57 minutes 06 seconds West 302.25 feet, to an iron rod (new); said point being the southwest most corner of the herein described parcel, and the southeast most corner of a parcel belonging to Joe Henley, as evidenced in Deed Book 1786, page 585; thence, leaving said gravel Drive, North 19 degrees 06 minutes 33 seconds West 230.79 feet, to an iron rod (new), said point being the northwest corner of the herein described parcel and the northeast most corner of the previously mentioned parcel belong to Joe Henley, said point also falling on the southerly margin of Lickton Pike; thence, following said margin around a curve to the left, said curve having a radius of 1,201.78 feet, an arc length of 287.97 feet, thence North 49 degrees 54 minutes 58 seconds 401.29 feet to the point of beginning, containing 140,843.232 square feet and/or 3.633 acres, more or less.

Being the same property conveyed to Joe W. Henley, Jr., by Warranty Deed from Matthew J. Beller, by and through William B. Geiger, Attorney in Fact, dated 03/28/2005 and recorded 03/29/2005 in Instrument No. 20050329-0034022, Register's Office for Davidson County, Tennessee. Limited Power of Attorney of record in Instrument No. 20050329-0034021, said Register's Office.

LTE File No.: 20-1207TN

Tax Map and Parcel ID: 017-00-0-222.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 5665 Lickton Pike, Goodlettsville, TN 37072

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 my hand this 10th day of April, 2020.

Joe W. Henley, Jr.

Stephanie Henley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2020, before me personally appeared **Joe W. Henley, Jr. and Stephanie Henley**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 10th day of April, 2020.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

LTE File No.: 20-1207TN

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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: 11-06-2023

MAXINE J. R
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TE

202004230042869