Karen Johnson Davidson County
Batch# 395793 DEEDWARR
05/05/2020 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20200505-0046866

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426417**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this ~~transfer is: $1,200,000.00~~. Affiant Subscribed and sworn to before me, this 30th day of April, 2020. Notary Public My Commission Expires: 7-5-21

HEATHER A. DERRICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 5, 2021

WARRANTY DEED

Address New Owner: DAC Properties LLC 55 Music Square East Suite B Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-06-0-035.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mimi K. Hall, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DAC Properties LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, being, Lot 19, REVISED PLAT OF PARTS OF THOMPSON'S GLEN LEVEN SUBDIVISION, as shown on plat of record in Plan Book 3, Page 20, in the Chancery Clerks Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed Douglas S. Hall and wife, Mimi K. Hall by Warranty Deed from Connie Schingle of record in Book 9806, Page 732, in the Register's Office of Davidson County, Tennessee, dated September 26, 1995 and recorded September 26, 1995. Douglas S. Hall deceased March 16, 2013 leaving Mimi K. Hall as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAT OF PARTS OF THOMPSON'S GLEN LEVEN SUBDIVISION, as recorded in Plan Book 3, Page(s) 20.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7468, Page 587.

This is improved property located at 4229 Franklin Pike Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2020.

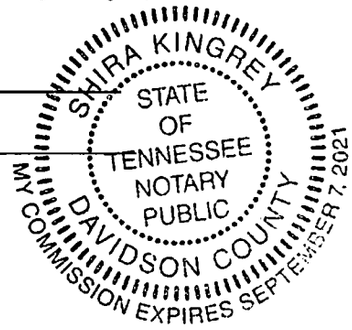
Mimi K. Hall

Mimi K. Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mimi K. Hall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2020.



Notary Public
My Commission Expires: _____

True Copy Certification

I, Heather A. Derrick, 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, Jonna L. Hall, a notary public for this county and state, Heather A. Derrick 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: 10/17/2023

Notary's Seal

