Karen Johnson Davidson County
Batch# 413546 DEEDWARR
06/11/2020 12:35:30 PM 4 pgs
Fees: $23.00 Taxes: $1,043.40
20200611-0059908

WARRANTY DEED

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

727258

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of May 2020.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Alexander Armas	New Owner	13312029700
(NAME)	(NAME)	
456 Jessie Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **DGC Properties, LLC, a Tennessee limited liability company, and Nika C. Barre,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Paul Alexander Armas, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 134, on the Plan of Section Two, Addition to Greenwood Hills, of record in Book 5200, Page 62, Register's Office for said County, said Lot No. 134 fronts 75.00 feet on the Southerly Margin of Jessie Drive, and extends back 131.60 feet on the Easterly line and 137.00 on the Westerly line to a dead line in the rear, Measuring 83.00 feet thereon.

Being the same property conveyed to DGC Properties LLC, and Nika C. Barre, by Warranty Deed from Heather R. Haley now known as Heather Haley Marchbanks dated 08/12/2019 in Instrument No. 201908200083602 , Register's Office for Davidson County, Tennessee

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 5200, Page 62, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 5303, Page 873, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 6380, Page 413, Register's Office for Davidson County, Tennessee,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 456 Jessie Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28th day of May 2020.

DGC Properties, LLC

By: Douglas Christopher II
Its: Sole Member

Nika C. Barre by Douglas George Christopher II, her Attorney-in-Fact

Nika C. Barre by Douglas George Christopher II, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned , a Notary Public of said County and State, personally appeared Douglas Christopher II with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of DGC Properties, LLC, a Tennessee limited liability company , the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and Official seal this 28th day of May, 2020.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Douglas George Christopher II** , with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Nika C. Barre** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Nika C. Barre** and is authorized by **Nika C. Barre** to execute this instrument on her behalf.

This the 28th day of May 2020.

Notary Public

My commission expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

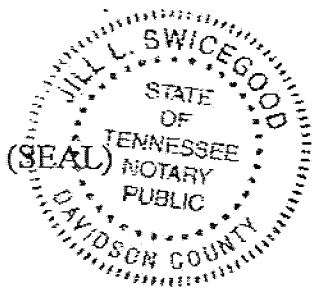
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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