This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020080036

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $1,250,000.00

Karen Johnson Davidson County
Batch# 502474 **DEEDWARR**
10/28/2020 11:39:11 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20201028-0124955

Sworn to and subscribed before me this 26th day of October, 2020.

Affiant

Notary Public

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
DAC Properties, LLC 1207B McGavock St., Nashville, TN 37023-3154	New Owner	MP13007002000-13007014200

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alan M. Reback, Trustee of the Feltwell Trust** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAC Properties, LLC a Tennessee limited liability company** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Tract No. I: 130-07-0-020.00 -Fee Simple Interest

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Revision Plat of Lot 3 Dortch & Wilmerding and parts of Lots 196 &197 MA of Royal Oaks Land Company's Plan of Lots of record in Plat at Instrument No. 20180322-0027170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract No. I: Being the same property conveyed to Alan M. Reback, Trustee of the Feltwell Trust by Warranty Deed from Richard B. French, unmarried of record in Instrument No. 20191212-

0128091, Register's Office for Davidson County, Tennessee, dated December 19, 2019 and recorded on December 12, 2019.

Tract No. II: 130-07-0-142.00 -Leasehold Interest

Land in Davidson County, Tennessee, being described as the "Crossed Hatched Area" Representing the Lease Area on the Plan of Final Plat, Revision Plat of Lot 3 Dortch & Wilmerding and parts of Lots 196 &197 MA of Royal Oaks Land Company's Plan of Lots of record in Plat at Instrument No. 20180322-0027170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract No. II: Being a portion of the same property conveyed to Frank W. Hunger by Deed of record in Instrument No. 20050630-0075674, Register's Office for Davidson County, Tennessee.

Further being the same property leased to William L. Brooks and wife, Margaret D. Brooks as evidenced by Lease of record in Book 6055, Page 314, Register's Office for Davidson County, Tennessee.

William L. Brooks conveyed his interest in the leasehold to Margaret Dortch Brooks by Quitclaim Deed of record in Book 7460, Page 156; Margaret Dortch Brooks conveyed the leasehold to William L. Brooks and wife, Margaret Brooks by Quitclaim Deed of record in Book 8737, Page 185; William L. Brooks and wife, Margaret Brooks conveyed the leasehold to Shannon B. Terry and Falon Terry, husband and wife by Warranty Deed of record in Instrument No. 20180228-0018708; Shannon B. Terry and Falon Terry, husband and wife conveyed the leasehold to Richard B. French by Warranty Deed of record in Instrument No. 20181115-0112586; Richard B. French, unmarried conveyed the leasehold to Alan M. Reback, Trustee of the Feltwell Trust by Warranty Deed of record in Instrument No. 20191212-0128091, Register's Office for Davidson County, Tennessee.

This is improved property known as **4406 Harding Place, Nashville, TN 37205.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by _**X**___Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further

covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 23 day of October, 2020.

The Feltwell Trust

BY: _____
Alan M. Reback, Trustee

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Alan M. Reback, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Trustee of The Feltwell Trust, the within named bargainor, , and that as such, executed the foregoing instrument by signing Alan M. Reback, Trustee of The Feltwell Trust, for the purpose therein contained.

Witness my hand and seal, this 23 day of October, 2020.

Notary Public _____
My Commission Expires: 10-14-2024

JACOB ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2328740
My Comm. Expires Jun 14, 2024