398

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 319,500.00.

Affiant

Karen Johnson Davidson County
Batch# 502673 **DEEDWARR**
10/28/2020 01:55:46 PM 2 pgs
Fees: $13.00 Taxes: $1,182.15

20201028-0125189

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE .

Notary Public

Commission Expiration: 7/9/22

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Bailey Wolfe and Josephine Moore 212 Norway Terrace Nashville, TN 37211	~~SAME AS NEW OWNER.~~ DAS Aequisition Co, LLC 12140 Woodcrest Executive #150 St. Louis, MO 63141	-133 08 0 175.00

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, **Caroline Eckenrod and Tyler Eckenrod, wife and husband,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAILEY WOLFE, A SINGLE PERSON, AND JOSEPHINE MOORE, A SINGLE PERSON, TENANTS IN COMMON** 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 212 Norway Terrace Nashville, TN 37211, County of Davidson

Land in Davidson County, Tennessee, being all of Lot No. 89, Phase I, Valley View Terrace, of record in Plat Book 5200, Page 77 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Caroline Eckenrod and Tyler Eckenrod, wife and husband, deed from Donald L. Smith, married dated 3/6/2019, recorded 11/27/2019 filed of record in Instrument No. 20191127-0122526, said Register's fice.

Tax Map and Parcel ID is as follows 133 08 0 175.00

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 212 Norway Terrace, 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 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 unemcumbered, 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 27 day of OCTOBER, 2020.

Caroline Eckenrod

Tyler Eckenrod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of October 2020, ~~2020~~, before me personally appeared **Caroline Eckenrod and Tyler Eckenrod, wife and husband**, 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 27th day of October, 2020.

Notary Public

Commission Expiration: 4-17-2023

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