Karen Johnson Davidson County
Batch# 556084 DEEDWARR
01/19/2021 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20210119-0007857

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2021.

Emily M. Dudley
Notary Public

MY COMMISSION EXPIRES: 09-02-2024
(AFFIX SEAL)

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

B-C-20-200

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Scalise and Angela Shields	DAS Acquisitions Company LLC	
(NAME) **200 Chamberlin Street**	(NAME) 1 Vantage Way E240	**104-01-0-122.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Nashville TN 37288	
(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 consideration, the receipt of which is hereby acknowledged, **MARK D. MICHEL, TRUSTEE OF THE MARK D. MICHEL REVOCABLE LIVING TRUST DATED JULY 28, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN SCALISE AND ANGELA SHIELDS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 35 and part of Lot No. 36 of Block 26 on the Map of a subdivision of Plummer Place, as of record in Book 161, page 35, Register's Office for Davidson County, Tennessee. Said Lot 35 fronts 50 feet on the Easterly side of Chamberlain, formerly 38th Ave. North or Center Street, and extends back between parallel lines, 150 feet to an alley.Said part of Lot No. 36 is described as follows:

BEGINNING on the Easterly margin of Chamberlain Street, formerly 38th Avenue North or Center Street, at the Southwest corner of Lot No. 35; thence with the line between Lots Nos. 35 and 36 Easterly 150 feet to the Westerly margin of an alley; thence with the same Scutherly 27.5 feet to the Northerly margin of Sentinel Drive as shown on the Plan of Valley View Subdivision, Section 1, as of record in Book 2331, page 53, said Register's Office; thence with the same Northwestwardly 154.5 feet, more or less, to the beginning.

Being the same property conveyed to Mark Duval Michel, an unmarried man by Warranty deed from Thomas Ray Howard and wife, Sandra Dale Howard of record in Instrument No. 20140331-0026480 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on March 31, 2014.

Being the same property conveyed to Mark D. Michel, Trustee of the Mark D. Michel Revocable Living Trust dated July 28, 2017 by Quitclaim deed from Mark Duval Michel, unmarried of record in Instrument No. 20170801-0078253 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 01, 2017.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 35, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **200 Chamberlin Street, Nashville, Tennessee 37209**.

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), their heirs and 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), 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/our hand(s) this the 15th DAY OF JANUARY, 2021.

Mark D. Michel Revocable Living Trust dated July 28, 2017

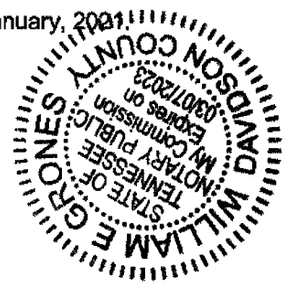
BY:_____
Mark D. Michel
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK D. MICHEL, TRUSTEE OF THE MARK D. MICHEL REVOCABLE LIVING TRUST DATED JULY 28, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of January, 2021.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

