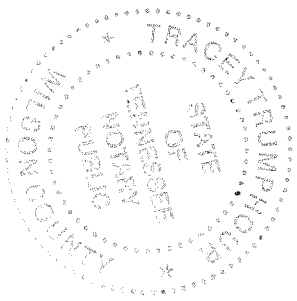
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Garrison	DAS Acquisition Company, LLC	063-16-0B-069-00
(NAME)	(NAME)	
745 Jaywood Drive	12140 Woodcrest Executive Dr, Ste 150	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Saint Louis, MO 63141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 979325 DEEDWARR
03/10/2023 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20230310-0017556

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, I/we ***Hunter Blair and Chelsea Blair, husband and wife,*** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***John Garrison and Heather Garrison, husband and wife***, 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. 71 on the Plan of Planned Unit Development, Chitwood Downs of record in Plat Book 6900, Page (s) 550 through 552, inclusive as corrected by Certificate of Correction in Book 7462, page 445, and amended in Book 8181, page 112, now known as Hampton Park, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hunter Blair and Chelsea Blair by Warranty Deed from Eric Ramey and Lori B. Ramey and Frances A. Smith, dated 07/09/2020, of record in Instrument 20200710-0075802, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2023 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6900, Pages 550, 551, 552, and Certificate of Correction of record in Book 7462, Page 445 and by an Amendment to Change Name of record in Book 8181, Page 112; Covenants, conditions, easements and restrictions recorded in Book 7351, Page 852, amended in Book 7451, Page 739, and Book 8336, Page 393; Easement including terms and conditions thereof as recorded in Book 2247, Page 75; Easement including terms and conditions thereof as recorded in Book 7460, Page 930; Easement including terms and conditions thereof as recorded in Book 7489, Page 515; Easement including terms and conditions thereof as recorded in Book 8007, Page 235; Agreement for Dedication of Public Utilities Easement including terms and conditions thereof as recorded in Book 8657, Page 179; Ingress and Egress Easement Agreement Easement including terms and conditions thereof as recorded in Book 8739, Page 991; Easement including terms and conditions thereof as recorded in Book 8951, Page 797; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement including terms and conditions thereof as

recorded in Book 11030, Page 737; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement including terms and conditions thereof as recorded in Book 11030, Page 743-744; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement including terms and conditions thereof as recorded in Book 11030, Page 785; Charter recorded 12/21/1987 of record in Book 7431, Page 204; Quitclaim Deed to the Homeowner's Association recorded 10/01/1990 of record in Book 8207, Page 276; Charter recorded 12/30/1991 of record in Book 8517, Page 762; Charter Amendment recorded 01/05/1993 of record in Book 8833, Page 216, in the Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 745 Jaywood Drive, Old Hickory, TN 37138

(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 9th day of March, 2023.

Hunter Blair

Chelsea Blair

State of Arkansas
County of Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hunter Blair and Chelsea Blair, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of March, 2023.

Jeffrey Mosley
Notary Public
My Commission Expires: 3-14-2032

JEFFREY MOSLEY
STATE OF ARKANSAS
NOTARY PUBLIC
#12718012
EXPIRES
MAR. 14, 2032
PULASKI COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 9, 2023.

Tracey Trumphour
Affiant
Date: 3/9/2023

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 9 day of March, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY