THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070227**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $201,000.00. Affiant Subscribed and sworn to before me, this3rd day of September, 2013. Notary Public My Commission Expires: _

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130076707 DEEDWARR
Recvd: 09/05/13 08:57 2 pgs
Fees:13.00 Taxes:743.70
20130905-0093504

WARRANTY DEED

Address New Owner: Richard J. Baum and Linda Bloss-Baum 856 Kirkwood Avenue #B Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-01-0-B 008.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bethany M. Loudermilk now known as Bethany Tatum, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard J. Baum and Linda Bloss-Baum, Husband and Wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 4B, KIRKWOOD GLEN, as shown in Declaration of Covenants, Conditions & Restrictions of record in Instrument No. 20050923-0114370, amended in Instrument Nos. 20051014-0124168 and 20110316-0020783, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bethany M. Loudermilk by Warranty Deed from Emily S. Bartlett, unmarried, recorded on the 24th day of August, 2007 in Instrument No. 20070824-0101222, in the Register's Office of Davidson County, Tennessee.

This property is also known as 865 Kirkwood Avenue #B Nashville, TN 37204.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20050923-0114370, amended in Instrument Nos. 20051014-0124168 and 20110316-0020783.

Charter of Homeowners Associaton recorded at Instrument No. 20050929-0117148.

This is improved property located at 856 Kirkwood Avenue #B Nashville TN 37204.

The said property was not the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of September, 2013.

Bethany Tatum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bethany Tatum, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of September, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014