WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140055913 DEEDWARR
Recvd: 08/01/14 09:31 2 pgs
Fees:13.00 Taxes:299.70
20140801-0068765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-4-17
(AFFIX SEAL)

VALERIE L. KANE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dirk L Baumgardner	Dirk L Baumgardner	133-14-A 48.00 CO
(NAME)	(NAME)	
420 Elysian Fields Unit C-8	420 Elysian Fields Unit C-8	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dirk L Baumgardner and Audry L Baumgardner**, 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:

Land in Davidson County, Tennessee, being Unit C-8, The Village at Grassmere f/k/a Oakcrest Condominiums, as established under Master Deed of record in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being a portion of the property conveyed to Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, by Substitute Trustee's Deed from Joseph J. Jensen, Substitute Trustee, dated June 8, 2009, of record in Instrument No. 20090608-0053050, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to The Restoration Group, LLC, by Quitclaim Deed from Grassmere Development Company, LLC, f/k/a Heath Oakcrest, LLC, dated September 10, 2009, of record in Instrument No. 20090911-0085099, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, by Quitclaim Deed from The Restoration Group, LLC, dated September 17, 2009, of record in Instrument No. 20091009-0094324, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 5200, page 413, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Village at Grassmere (fka Oakcrest Condominiums), of record in Book 5884, page 960; Book 9559, page 939; Instrument No. 20041102-0131823 and Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, and Charter of Oakcrest Condominiums Homeowner's Association, Inc. of record in Book 5860, page 930, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 420 Elysian Fields Unit C-8, Nashville, TN 37211

(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 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 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 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 24th day of July, 2014.

Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas

By: James Kuntz

James Kuntz, Senior Vice President of Special Assets/Operations & HR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James Kuntz, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Senior Vice President of Special Assets/Operations & H.R of Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, the within named bargainor, and that he as such Senior Vice President of Special Assets/Operations & H.R, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, by the said James Kuntz as such Senior Vice President of Special Assets/Operations & H.R.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 2014.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017