THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $515,000.00 Affiant Subscribed and sworn to before me, this 15th day of ~~September~~ OCTOBER 2014. Notary Public My Commission Expires: 3/16/18

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kristyn Hansen and Chris Scoma 417 N 17th St Nashville, TN 37206	CMG Mortgage, Inc. 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	Tax Parcel ID No. 83-10-452.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL RYAN BAUM, a single man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHRISTOPHER P. SCOMA AND KRISTYN E. HANSEN **Joint Tenants With Right Of Survivorship** ("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 Lots 189 and 190, MAP OF MCEWEN PLACE, as shown on plat of record in Plat Book 332, Page 133, 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 Michael Ryan Baum, a single man, by Warranty Deed from Jonathan Jones, recorded on the 23rd day of February, 2010 in Instrument No. 20100223-0013649, in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as: **417 N 17th St, Nashville, TN 37206.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantor covenants that he has 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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.

BILL GARRETT, Davidson County
Trans:T20140079141 DEEDWARR
Recvd: 10/21/14 11:48 2 pgs
Fees:13.00 Taxes:1905.50
20141021-0096918

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 day of ~~September~~ OCTOBER, 2014.

MICHAEL RYAN BAUM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MICHAEL RYAN BAUM,** the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15 day of ~~September~~ October, 2014.



Notary Public
My Commission Expires: 12-06-2016