BILL GARRETT, Davidson County
Trans:T20160043772 DEEDWARR
Recvd: 05/24/16 16:06 2 pgs
Fees:13.00 Taxes:1109.63
20160524-0052251

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of May, 2016, by and between Susan E Campbell, married, party of the first part, and Chad Charles Baur and Gianna Nicole Baur, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being the southerly 31 feet of Lot No. 183 on the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, as of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 183 fronts 31 feet on the westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

and

LAND in Davidson County, Tennessee, being the northerly half of Lot No. 182 on the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for said County.

Said part of Lot No. 182 fronts 50 feet on the westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Included, but specifically excluded from the above conveyance is the following described property of record in Book 1877, Page 174, said Register's Office:

Land in Davidson County, Tennessee, being the southerly 40 feet of the northerly half of Lot No. 182 of the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, entitled the Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 182 fronts 40 feet on the westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley, being part of the property conveyed to Sam Garfinkle by deed from Era Oldham Gray and husband, John Gray, of record in Book 1855, Page 367, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Susan E. Campbell by virtue of that certain Warranty Deed dated March 6, 2015, at Instrument No. 20150309-0019811 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has not been used as her primary residence.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 21, Page 41 in said Register's Office, Tennessee; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Susan E Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Susan E Campbell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of May, 2016.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7.3.17

Property Owner & Address:	Chad Charles Baur and Gianna Nicole Baur 1631 12th Ave N Nashville, TN 37208
Tax Parcel No	08111053700 and 08111053600
Property Address:	1631 12th Ave North and 0 12th Avenue North Nashville, TN 37208
MAIL TAX BILLS TO:	owners at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $299,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of May, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY