BILL GARRETT, Davidson County
Trans:T20160069713 DEEDWARR
Recvd: 08/11/16 14:08 2 pgs
Fees:13.00 Taxes:666.00
20160811-0083728

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 4th day of August, 2016, by and between Reginald Howard, a married man, party of the first part, and Joseph A. Baumstein, unmarried, 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 Lot No. 14 on the Final Plat of The Fields of Brick Church, of record in Instrument Number 20040604-0065967, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being all or part of the same property conveyed to Reginald Howard by virtue of that certain Warranty Deed dated January 15, 2016, at Instrument No. 20160119-0005171, in the amount of $25,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Music City Masonry Contractors, LLC by virtue of Warranty Deed dated July 12, 2013 at Instrument No. 20130718-0074344 in the amount of $12,800.00 in the said Register's Office.

Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

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 heirs and assigns forever; and I/we 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 subject to all restrictions and easements of record; 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), his 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.

Reginald Howard

STATE OF TN
COUNTY OF Davidson

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

WITNESS my hand and official seal at office this 4th day of August, 2016.

Notary Public

VENIKKA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address: Joseph A. Baumstein
1557 Brick Drive
Nashville, TN 37207

Tax Parcel No 041-14-0A-014.00 CO

Property Address: 1557 Brick Drive
Nashville, TN 37207

MAIL TAX
BILLS TO: new owner

STATE OF TN
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 $180,000.00 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 4th day of August, 2016.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY