Bill Garrett Davidson County
Batch# 93238 DEEDWARR
05/16/2018 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $677.10
20180516-0046981

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
The actual consideration or value, whichever is greater, for this transfer is $183,000.00.

Affiant

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this ~~30th~~ 15th day of ~~April,~~ MAY 2018.

Notary Public
My commission expires: OCT 2 0 2020

05-1804-67255

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Tatiana J. Tull Morales 216 Town Park Drive Nashville TN 37217	New Owner	135-01-0-055.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Billye Gwyn Baarda, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tatiana J. Tull Morales, unmarried, and Willie E. Mulul Primero, unmarried**, hereinafter called the Grantees, their successors 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 Lot No. 130, on the Plan of Town Park Estates, of record in Plat Book 3400, Pages 64 and 65, as amended in Book 3459, Page 400, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Isaac F. Baarda and wife, Junice W. Baarda by deed from Richard D. Jackson and wife, Peggy D. Jackson, dated December 6, 1976, recorded December 10, 1976, of record in Book 5095, Page 453, Register's Office for Davidson County, Tennessee. The said Junice W. Baarda having since died on August 30, 1981.

Further being the same property conveyed to Isaac F. Baarda and wife, Billye Gwyn Baarda by deed from Isaac F. Baarda and wife, Billye Gwyn, dated April 18, 1984, recorded April 20, 1984, of record in Book 6274, Page 627, as corrected by Deed of Correction of record in Book 6274, Page 627, Register's Office for Davidson County, Tennessee. The said Isaac F. Baarda having since died on May 20, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 216 Town Park Drive, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14 day of MAY, 2018.

Billye Gwyn Baarda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Billye Gwyn Baarda**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 14 day of MAY, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

