Bill Garrett Davidson County
Batch# 103505 DEEDWARR
06/12/2018 01:12:18 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20180612-0056426

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of June, 2018

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public
Commission Expires: March 3, 2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christopher R. Bauer 7320 Olmsted Drive Nashville, TN 37221-4147	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	155-08-0E-011.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Ryan Chiarella, an unmarried woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Bauer and Robert Abreu, married,

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 Lot No. 70 on the Plan of Final Plat of Resubdivision of Map 155-B-E Parcels 11 & 12 or Lots 70 & 71 of Bellevue Highlands Subdivision, Phase 1, of record in Instrument No. 20030206-0016789, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Chiarella, a married woman by Warranty Deed from Jason Herrington and Jane E. Tidwell Herrington, husband and wife, of record in Instrument No. 20140813-0073068, Register's Office for Davidson County, Tennessee, dated August 08, 2014 and recorded on August 13, 2014.

Ryan Chiarella hereby affirms that the above described property was never the primary residence of her spouse Richard Donald Heffner.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7320 Olmsted Drive, Nashville, TN 37221-4147.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8 day of June, 2018.

Ryan Chiarella by Kelly Kormos, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 8 day of June, 2018, before me personally appeared Kelly Kormos to me known to be the person who executed the foregoing instrument on behalf of Ryan Chiarella, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Ryan Chiarella.

Witness my hand and official seal at Brentwood, Tennessee, this 8 day of June, 2018

Notary Public

Commission Expires: 5/6/19

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.