Warranty Deed

Bill Garrett Davidson County
Batch# 131913 **DEEDWARR**
08/22/2018 09:14:16 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20180822-0083165

ROBIN S. EDWARDS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2018.

Notary Public

My commission expires: 3/24/2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dirk Baumgardner Audry Baumgardner	New Owner	
829 A Delmas Avenue		072-09-1B-001.00-CO
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRAD S. DOWNS, AN UNMARRIED PERSON, A SEVENTY-FIVE PERCENT INTE TOMMY L. THOMAS AND WIFE AND GILLIAN EFTEKHARI-THOMAS, A TWENTY-FIVE PERCENT INTEREST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIRK BAUMGARDNER AND AUDRY BAUMGARDNER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A, Delmas Downs III, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Delmas Downs III, a Horizontal Property Regime with Private Elements of record in Instrument Number 20161109-0118726, 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 a portion of the same property conveyed to Almeatricee J. Williams, a single person by Warranty deed from Kenneth M. Brown and Karen R. Brown of record in Instrument No. 20010525-0054818 Register's Office for Davidson County, Tennessee, dated May 4, 2001 and recorded on May 25, 2001.

Being a portion of the same property conveyed to Almeatricee J. Williams-Cox and Brian L. Cox, wife and husband by Quit Claim deed from Almeatricee J. Williams n/k/a Almeatricee J. Williams-Cox, a now married woman of record in Instrument No. 20041007-0121319 Register's Office for Davidson County, Tennessee, dated September 27, 2004 and recorded on October 07, 2004.

Being a part of the same property conveyed to Brad S. Downs, an unmarried person, a seventy five percent interest and Tommy L. Thomas and wife, Gillian Eftekhari-Thomas, a twenty five percent interest by Warranty deed from Almeatricee J. Williams-Cox and

Brian L. Cox, wife and husband of record in Instrument No. 20160815-0084914 Register's Office for Davidson County, Tennessee, dated August 11, 2016 and recorded on August 15, 2016.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 829 A Delmas Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of August, 2018.

Brad S. Downs

Tommy L. Thomas

Gillian Eftekhari-Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brad S. Downs and Tommy L. Thomas and Gillian Eftekhari-Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of August, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021