Name and Address of New Owner:
Chrisbuystnhomes, LLC
1659 Constellation Court
Murfreesboro, TN 37129

Send Tax Bills To:
Chrisbuystnhomes, LLC
1659 Constellation Court
Murfreesboro, TN 37129

This Instrument Prepared By:
Connie Taylor
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 095-05-0A-054.00-C

Karen Y Johnson Davidson County
Batch# 169323 DEEDWARR
12/03/2018 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20181203-0117354

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tina M. Baca**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chrisbuystnhomes, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 54, on the Plan of Belle Acres, Section 1 of record in Plat book 5200, page 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tina Marie Baca by Quitclaim deed from Barbara A. Morton dated 01/25/2013 and filed of record 7/25/2013 in Instrument No. 20130725-0077358, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of November, 2018.

Tina M. Baca by Vickie Hoffmann (SEAL)
Tina M. Baca by Vickie Hoffmann, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June, 2018, before me personally appeared Vickie Hoffmann, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tina M. Baca pursuant to a Power of Attorney dated _____ and filed of record in Instrument No. 201812030117353, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Tina M. Baca, as her attorney in fact.

Witness my hand, at office, this 8th day of November, 2018.

Notary Signature
My commission expires: 11/5/2019

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 8th day of November, 2018.

Notary Public
My commission expires: 11/5/2019
File No. 18-670

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212