THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-9687-BW

Karen Johnson Davidson County
Batch# 197117 **DEEDWARR**
02/20/2019 10:45:52 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20190220-0015304

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **110,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 2019.

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nina Agnes Warrick		
125 Josephine Drive	New Owner	133-14-0A-048.00-CO
Christiana, TN 37037		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Dirk L. Baumgardner and Audry L. Baumgardner, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nina Agnes Warrick, an unmarried woman**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. C-8 of The Village At Grassmere f/k/a Oakcrest Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Village At Grassmere f/k/a Oakcrest Condominiums of record in Book 5884, Page 960, as amended and restated in Book 9559, Page 939, Instrument No. 20041102-0131823, Instrument No. 20060630-00786787, and further amended and restated in Instrument No. 20070301-0025595, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted in Plat Book 5200, page 413, in said Register's Office to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-1" to said Master Deed.

Being the same property conveyed to Dirk L. Baumgardner and Audry L. Baumgardner by Warranty deed from Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas of record in Instrument No. 20140801-0068765 Register's Office for Davidson County, Tennessee, dated July 29, 2014 and recorded on August 01, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **420 Elysian Fields Road Apt. C8, Nashville, TN 37211.**

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 do 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 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 our hands this the 18 day of February, 2019.

Dirk L. Baumgardner

Audry L. Baumgardner

STATE OF Pennsylvania
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dirk L. Baumgardner** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of February, 2019.

My Commission expires: Nov 29, 2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lesa A. Friese, Notary Public
Southampton Twp., Franklin County
My Commission Expires Nov. 29, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

STATE OF Pennsylvania
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Audry L. Baumgardner** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18 day of February, 2019.

My Commission expires: Nov 29, 2020

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lesa A. Friese, Notary Public
Southampton Twp., Franklin County
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