Karen Johnson Davidson County
Batch# 208791 DEEDWARR
03/22/2019 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20190322-0026400

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911567

WARRANTY DEED

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2019.

NOTARY PUBLIC

My commission expires: 11/03/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudia M. Barhorst and Scott M. Barhorst 1718A Simpkins Street Nashville, TN 37208	Same address as new owner	081 02 4D 001.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Nine Thousand Nine Hundred and 00/100 Dollars ($359,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DIGNITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CLAUDIA M. BARHORST, A SINGLE WOMAN, AND SCOTT M. BARHORST, A MARRIED MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, as shown on Exhibit "B", of the Declaration of Covenants, Conditions and Restrictions for Homes at 1718 Simpkins Street, a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20180208-0012990, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being part of that same property conveyed to Dignity, LLC, a Tennessee limited liability company, by Warranty Deed from Clarence Summey, dated 09/22/2017 and recorded in Instrument No. 201709290100004, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of March, 2019.

DIGNITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: Ali Tamar Bozoklan.
ITS: member.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Ali Tamar Bozoklan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be member of Dignity, LLC, a Tennessee limited liability company, the within named bargainor and that he/she as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as member.

WITNESS my hand and seal, this the 22nd day of March, 2019.

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/3/2020

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

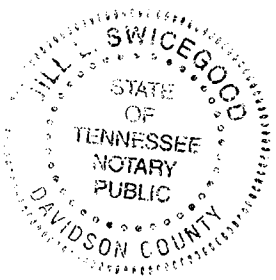
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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