WARRANTY DEED

W-BR-19-1537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-7-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katelyn Hartnett and Blake Ryan Marsh	**Legends Bank**	
(NAME)	(NAME)	**086-08-0-120.00**
1537 Andchel Drive	**310 N. First Street**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Clarksville, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SALVATOR G. BALDI AND EMMA M. BALDI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATELYN HARTNETT, UNMARRIED, AND BLAKE RYAN MARSH, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 333 on the Plan of Final P.U.D. Plan, Planned Unit Development, Phase I, Camden Woods of record in Plat Book 6900, Page (s) 697 and 698, 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 Salvator G. Baldi and Emma M. Baldi, husband and wife by Warranty Deed from David Clark, married of record in Instrument No. 20140630-0057203 Register's Office for Davidson County, Tennessee, dated June 24, 2014 and recorded on June 30, 2014.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page (s) 697 and 698, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7620, Page 561, Book 7657, Page 580, Book 7675, Page 926, Book 9035, Page 729, Book 9036, Page 329, Book 9231, Page 737, Instrument No. 20080924-0096976, Instrument No. 20120904-0079787, Instrument No. 20120904-0079788 and Instrument No. 20140707-0059383, Register's Office for Davidson County, Tennessee.
- By-Laws of Camden Woods Homeowners Association, Inc. of record in Book 7620, Page 583, as amended in Instrument No. 20140707-0059384, in the Register's Office for Davidson County, Tennessee.
- Charter of Camden Woods Homeowners Association, Inc. of record in Book 7661, Page 32, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common area of record in Book 7783, Page 585, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1537 Andchel Drive, Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 210392 **DEEDWARR**
03/27/2019 10:47:28 AM 2 pgs
Fees: $13.00 Taxes: $998.63

20190327-0027555

Witness my/our hand(s) this the 22nd DAY OF MARCH, 2019.

Salvator G. Baldi

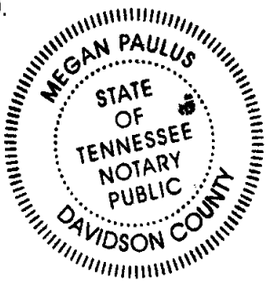
Emma M. Baldi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SALVATOR G. BALDI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of March, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

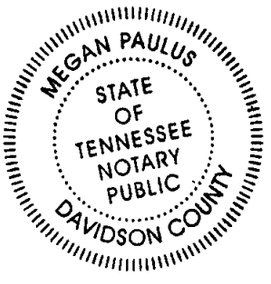


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMMA M. BALDI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of March, 2019.

Notary Public
My Commission Expires: 3/7/23
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RETURN TO:
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Nashville, TN 37212