Karen Johnson Davidson County
Batch# 213143 DEEDWARR
04/03/2019 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20190403-0030043

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-9805-BW

RETURN **TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 366808

TONIA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **120,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF March 2019

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugh A. Chisholm	New Owner	
420 Elysian Fields Road Apt. C9		133-14-0A-049.00-CO
Nashville, TN 37211		
(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 **Hugh A. Chisholm, a married man**

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:

Land in Davidson County, Tennessee, being Unit C-9, The Village at Grassmere (f/k/a Oakcrest Condominiums), as established under Master Deed of record in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Dirk L. Baumgardner and Audry L. Baumgardner by Warranty Deed from Rajvinder S. Gill of record in Instrument No. 20150706-0065208, Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on July 06, 2015.

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. C9, 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 hand this the 28 day of March, 2019.

Dirk L. Baumgardner

Dirk L. Baumgardner

Audry 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 28 day of March, 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

Lesa A Friese
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 28 day of March, 2019.

My Commission expires: NOV 29, 2020

Lesa A Friese
Notary Public

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

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

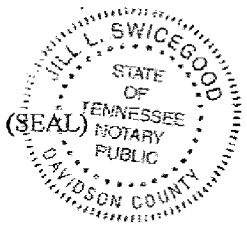
Attorney or Custodian

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 Donald R. Barrett, Jr., 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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