Karen Johnson Davidson County
Batch# 220262 DEEDWARR
04/22/2019 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20190422-0036614

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2019.

_____
Notary Public

MY COMMISSION EXPIRES: 5-22-22.
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0235

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael J. Denamur and Rita T. Denamur	Citizens Bank. N.A.	Map: 09713001600
(NAME) 4329 Valley Grove	(NAME) 10561 Telegraph Rd	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Glen Allen, VA 23059	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($180,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES E. BALTZ, EXECUTOR OF THE ESTATE OF MARIE T. BALTZ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL J. DENAMUR AND RITA T. DENAMUR, HUSBAND AND WIFE,

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 Lot No. 124, on the Plan of Larchwood, Section Two, as of record in Book 5200, Pages 57-59, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Dennis L. Baltz and wife, Marie Baltz, by deed from Anna H. Wright, unmarried, of record in Instrument No. 20040423-0046144, dated April 13, 2004, Register's Office for said County. The said Dennis L. Baltz died October 19, 2010, and title vested in Marie Baltz as surviving tenant by the entirety. The said Marie Baltz aka Marie T. Baltz died March 10, 2018, and the Will was admitted to Probate as Probate No. 18P766 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Executor of the Estate of Marie T. Baltz pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 57-59, said Register's Office.

Sewer Easements to Metro of record in Book 4868, Page 616; Book 5569, Page 99; Book 5626, Page 823; Book 5728, Page 449 and 453; Book 6434, Page 906, and Book 6592, Page 370, said Register's Office.

Easement to Metro for Water Mains & Taps of record in Book 5626, Page 823, and Book 5728, Page 472, said Register's Office.

Easement to Metro for Sewer & Drainage of record in Book 5699, Page 230, and Book 6434, Page 906, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 5479, Page 443, and amended in Book 5681, Page 532; Book 5688, Page 696; Book 5773, Page 797; Book 6011, Page 130, Book 6299, Page 152; Book 6301, Page 82; Book 6391, Page 449; Book 6767, Page 385; Book 7434, Page 620; Book 7792, Page 540; Book 8032, Page 432; Book 9827, Page 12; Book 6299, Page 166; Book 6301, Page 96; Book 6391, Page 459; Book 6873, Page 939; Book 7271, Page 342, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 108 Needles Court, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 19th day of April, 2019.

The Estate of Marie T. Baltz

BY: _____ EXECUTOR
James E. Baltz
Executor

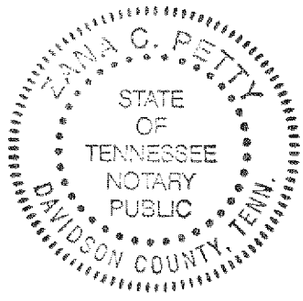
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James E. Baltz, Executor of The Estate of Marie T. Baltz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Executor of The Estate of Marie T. Baltz, and that he/she as such Executor, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of April, 2019.

My commission expires: 5-2-22

_____
Notary Public



True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.