Karen Johnson Davidson County
Batch# 220714 DEEDWARR
04/23/2019 09:04:29 AM 2 pgs
Fees: $13.00 Taxes: $1,040.53
20190423-0037002

This Instrument Prepared By and Returned To: Concord Title 10690 Murdock Drive Knoxville, TN 37932 File No. 20191652 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$281,223.00**; which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 22 day of April, 2019 Notary Public My Commission Expires: 8/14/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

THIS INDENTURE, made this _____day of April, 2019, among:

JORDAN WALTER MEISSNER AND KRISTINA LYNN MEISSNER, HUSBAND AND WIFE, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

DANIELA RODRIGUEZ TORRES AND ADRIAN BAUGH, WIFE AND HUSBAND

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 294 on the Plan of Section Five, Caldwell Country Estates of record in Plat Book 3300, Page 16, 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 Jordan Walter Meissner and Kristina Lynn Meissner, husband and wife by Warranty deed from Myra S. Withers, married of record in Instrument No. 20170303-0021098 Register's Office for Davidson County, Tennessee, dated March 01, 2017 and recorded on March 03, 2017. Being also known as 5013 West Durrett Drive Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Instrument: _____, in the aforementioned Registers Office.

Jordan Walter Meissner

Kristina Meissner by Jordan Walter Meissner Attorney-in-Fact

Kristina Lynn Meissner by Jordan Walter Meissner as Attorney-in-fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jordan Walter Meissner and Kristina Lynn Meissner**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of April, 2019.

Notary Public
My Commission Expires:_____

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2022

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jordan Walter Meissner**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Kristina Lynn Meissner,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

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

Notary Public
My Commission Expires:_____

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Adrian Baugh and Daniela Rodriguez Torres
Address: 5013 West Durrett Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name:
Address:
City, State, Zip:

Tax ID: 147-10-0-049.00