G#32070-8

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$291,000.00.** Affiant Subscribed and sworn to before me, this the 28th day of June, 2019. Notary Public My commission expires: 03/06/23 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 251376 DEEDWARR
07/02/2019 09:16:09 AM 2 pgs
Fees: $13.00 Taxes: $1,076.70

20190702-0064269

Susan Hughes State of Tennessee Notary Public Williamson County My Commission Expires March 6, 2023

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
Jacob Bauman and Ashley Bauman	**Atlantic Union Bank**	**Map 147-14-0 Parcel 014.00**
5108 Greentree Drive	**1800 Robert Fulton Drive, Suite 250**	
Nashville, TN 37211	**Reston, VA 20191**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Boris Jordanov and Jennifer Jordanov, husband and wife

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

Jacob Bauman and Ashley Bauman, 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. 115 on the Plan of Candlestick Farms, Section One, of record in Plat Book 3300, Page 56, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Boris Jordanov and Jennifer Jordanov, husband and wife, by Deed dated January 8, 2015, from E*Trade Bank, of record in Instrument No. 20150205-0011093, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 3300, Page 56, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 3375, Page 391, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **5108 Greentree Drive, 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 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 my/our hand(s) this 28th day of June, 2019.

Boris Jordanov

Jennifer Jordanov

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Boris Jordanov and Jennifer Jordanov,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **June, 2019.**

Notary Public

My Commission Expires: 11/6/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY