Name and Address of New Owner:
Elizabeth M. Baldwin
500 Paragon Mills Road
Nashville, TN 37211

Send Tax Bills To:
Elizabeth M. Baldwin #D4
500 Paragon Mills Road
Nashville, TN 37211

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 260462 DEEDWARR
07/22/2019 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $617.90
20190722-0071849

Map & Parcel No: 133-11-0A-022.00-C

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nashville Homes, LLC, a Tennessee Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elizabeth Baldwin, a single woman and Susan Bailey, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Unit No. D-4 of Canterbury Hill Condominiums of record in Book 5200, Page 159, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nashville Homes, LLC , a Tennessee Limited Liability Company by Warranty Deed from Sol Y. Luna Capital Management, LLC dated November 29, 2018, of record in Instrument Number 20181204-0118274, Register's Office for Davidson County, Tennessee.

This property is subject to any and all existing easements and restrictions as shown of record including the following:

All matters as shown on the plan of record in Book 5200, Page 159; Taxes for 2019 and subsequent years a lien, not yet due and payable. Restrictive Covenants of record in Book 5440, Page 255, Book 5441, Page 819, and Book 5865, Page 101, Register's Office for Davidson County, Tennessee.

PROPERTY KNOWN AS: 500 PARAGON MILLS ROAD, APT D4, NASHVILLE, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of July, 2019.

Nashville Homes, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Hozan Barwari, Authorized Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Jim A Hyde of the state and county mentioned, personally appeared Hozan Barwari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Nashville Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Hozan Barwari as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Murfreesboro this 11th day of July, 2019.

Notary Signature

Printed Name: Jim A Hyde

My commission expires: 09/19/2022

JIM A HYDE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$163,800.00~~ *$167,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of July, 2019.

Notary Public
My commission expires: 09/19/2022
File No. 2019-191

JIM A HYDE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, John W. Bishop, 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, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)