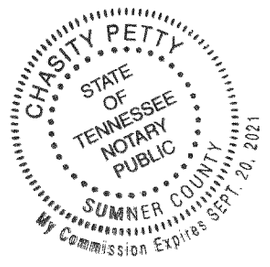
Karen Johnson Davidson County
Batch# 260907 DEEDWARR
07/23/2019 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20190723-0072094

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $300,000.00. Affiant Subscribed and sworn to before me, this 2nd day of July, 2019. Notary Public My commission expires: 9/20/2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Winfield Homes, LLC	**Winfield Homes, LLC**	**083-04-0-242.00**
2600 Carter Avenue	**2600 Carter Avenue**	
Nashville, TN 37206	**Nashville, TN 37206**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jennifer Baird, Unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Winfield Homes, LLC

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 403 on the Plan of Dugger Heights, Section IV of record in Plat Book 2083, Page 86, 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 Jennifer A. Baird by Warranty deed from Mark S. Williams and Pamela C. Williams of record in Instrument No. 20040223-0020162 Register's Office for Davidson County, Tennessee, dated February 19, 2004 and recorded on February 23, 2004. (Value of consideration shown in aforementioned deed $121,900.00.) Being also known as 2600 Carter Avenue Nashville, Tennessee 37206.

This is improved known as **2600 Carter Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ~~2nd~~ 9th WJ JB day of July, 2019.

Jennifer Baird

Parish STATE OF ~~TENNESSEE~~ Louisiana WJ JB
~~COUNTY~~ OF St. Tammany

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jennifer Baird, the 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 swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~2nd~~ 9th WJ day of July, 2019.

Notary Public
My Commission Expires: At death



SolomonParks File No. 19-000149-528

SP 11/2015

True Copy Certification

I, **Kristian Short** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: **9/20/2021**

