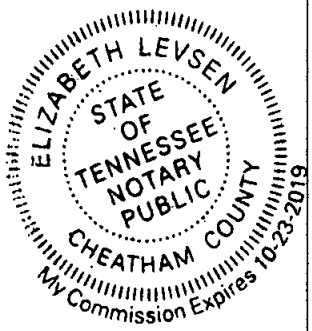
WARRANTY DEED

Karen Johnson Davidson County
Batch# 262118 DEEDWARR
07/25/2019 09:45:15 AM 2 pgs
Fees: $13.00 Taxes: $1,783.40

20190725-0073036



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/23/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joyce Baum and Jillian Baum	Joyce Baum and Jillian Baum	171 03 0B 116.00
(NAME)	(NAME)	
1805 Rosecrans Court	1805 Rosecrans Court	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Arieanne A. LeBlanc Natiello and Anthony Natiello, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joyce Baum and Jillian Baum, both unmarried and joint tenants with rights of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 30 on the Plan of Fredericksburg, Section Seven of record in Book 9700, Page 405, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Arieanne A. LeBlanc Natiello and Anthony Natiello, wife and husband by Warranty Deed from Connie F. Dunn, unmarried dated March 30, 2017 and recorded April 3, 2017 in Instrument No. 20170403-0032511, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1805 Rosecrans Court, Brentwood, TN 37027

File Number: GRN-1906980SSO

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 24 day of July, 2019

Arieanne A. LeBlanc Natiello

Arieanne A. LeBlanc Natiello

Anthony Natiello by Arieanne A. LeBlanc Natiello, attorney in fact

Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

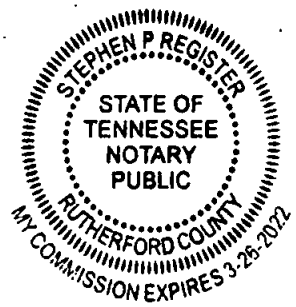
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Arieanne A. LeBlanc Natiello and Anthony Natiello by Arieanne L. LeBlance Natiello as Attorney in Fact, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2019.

Notary Public

My Commission Expires: 3.26.22

(SEAL)



File Number: GRN-1906980SSO