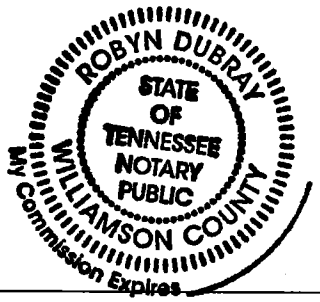
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 2019.

Notary Public

MY COMMISSION EXPIRES: 2/15/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
National Transfer Services, LLC	New Owner	
(NAME)	(NAME)	
600 Highway 169 South, #500		126-15-0-A-203.00
(ADDRESS)	(ADDRESS)	
Minneapolis, MN 55426		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Christopher A. Badger, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **National Transfer Services, LLC, A Texas Limited Liability Company**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain tract or parcel of land lying and being located in the County of Davidson, State of Tennessee and being more particularly described as follows:

Being Lot Number 187 on the plan of Section Four, Boone Trace at Biltmore as of record in Book 9700 at Page 932 in the office of the register of deeds for Davidson County, Tennessee to which plan reference is hereby made.

Being the same property conveyed to Christopher A. Badger, a married man by Special Warranty Deed from Bank of New York Mellon, F/K/A The Bank of New York, as Trustee on behalf of the holders of the Alternative Loan Trust 2007-5CB, Mortgage Pass Through Certificates Series 2007-5CB, dated May 28, 2015 and recorded June 22, 2015 of record in Instrument 201506220059699, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) All matters shown on the plat of record in Plat Book 9700, Page 932, (2) Covenants, conditions, easements and restrictions recorded in Book 7265, Page 657, (3) Covenants, conditions, easements and restrictions recorded in Book 9342, Page 312 Re-recorded Book 9735, Page 931 Amendment recorded as Book 10032, Page 813, Book 10306, Page 817 and Book 11455, Page 443, (4) Easement and Right of Entry Agreement Underground including terms and conditions thereof as recorded in Book 9665, Page 420, (5) Rights of others under the terms and conditions contained in the Charter of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 297391 DEEDWARR
10/07/2019 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,230.25
20191007-0102686

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8328 Trading Post Court, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of October 2019.

Christopher A Badger

Christopher A. Badger

State of TENNESSEE
County of WARREN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher A. Badger, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this .

HUGHLENA M. VAZQUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY
My Commission Expires 10-11-2020

7-11-2019

Notary Public:
My Commission Expires: 10-11-2020

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

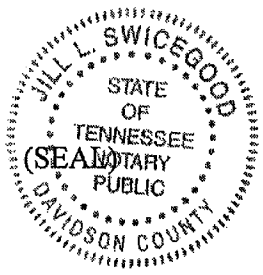
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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