Karen Johnson Davidson County
Batch# 301030 DEEDWARR
10/15/2019 03:03:30 PM 2 pgs
Fees: $13.00 Taxes: $784.40
20191015-0105681

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/29/2021
(AFFIX SEAL)

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

W-ELAM-19-3448

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexander Kraemer Baldwin	Franklin Synergy Bank	
(NAME)	(NAME)	108-12-0B-241.00-CO
3448 Harbor Hill Pl	702 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Franklin, TN 37064	
(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 consideration, the receipt of which is hereby acknowledged, **DIANE MICHELLE SMITH, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER KRAEMER BALDWIN, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 36 on the Plan of Final Plat Section Two Harborview-Final Phase, a Planned Unit Development of record in Plat Book 9700, Page 708, 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 Diane Michelle Smith, a single woman by Warranty Deed from Dusan Vlatkovic and wife, Nadira Vlatkovic of record in Instrument No. 20110103-0000361 Register's Office for Davidson County, Tennessee, dated December 30, 2010 and recorded on January 03, 2011.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 708, Register's Office for Davidson County, Tennessee.
- PUD Boundary of record in Book 6900, Page 577-581, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10125, Page 494, Book 10344, page 233, Book 10386, page 334 and Instrument No. 19991215-0303474, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By Laws of record in Book 10316, Page 891, in the Register's Office for Davidson County, Tennessee.
- Storm Water Easement of record in Book 10937, Page 376 and Book 7390, page 270, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 6147, Page 886 and Book 6147, page 893, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement and/or Storm Drainage Easement of record in Book 5856, Page 80, Book 5856, page 84, Book 5658, page 984 and Book 5795, page 181, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 8068, Page 721, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3448 Harbor Hill Pl, Nashville, Tennessee 37217**.

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), their heirs and 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), 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 the 15th DAY OF OCTOBER, 2019.

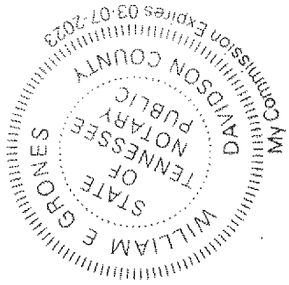
Diane Michelle Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANE MICHELLE SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of October, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

