WARRANTY DEED

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$525,000.00~~ 328,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2020.

Notary Public

File No. TE0006235

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua T. Baxter and Allison C. Baxter	new owner	
(NAME)	(NAME)	
6118 B Robertson Avenue		091-09-D-002.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Invent Communities, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua T. Baxter and Allison C. Baxter, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, being Unit 2, of Homes At 6118 Robertson Avenue, A Horizontal Property Regime with Private Elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Homes at 6118 Robertson Avenue, A Horizontal Property Regime With Private Elements, of record in Instrument Number 20170718-0072208, in the Register' s Office for Davidson County, Tennessee. Reference is hereby made to the Plat of 6118 Robertson Avenue, a Horizontal Property Regime with Private Elements, set forth in Exhibit B of said Declaration for the location of the Units described therein.

Being part of the same property conveyed to Invent Communities, Inc., a Tennessee Corporation by Warranty deed from JH104, LLC, a Tennessee limited liability company of record in Instrument No. 20170330-0031137 Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on March 30, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 6118 B Robertson Avenue, Nashville, TN 37209

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

Karen Johnson Davidson County
Batch# 354518 **DEEDWARR**
02/06/2020 02:15:53 PM 2 pgs
Fees: $13.00 Taxes: $1,213.60

20200206-0014090

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-YRES-20-61188

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 my hand this 4th day of February, 2020.

Invent Communities, Inc.

By: Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joshua L. Hunter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Invent Communities, Inc., a Tennessee Corporation, the within named bargainor, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Agent.

Witness my hand this 4th day of February, 2020.

D Hardwick

Notary Public

My commission expires: 5/23/2023

RETURN RECORDED DOCUMENTS TO:

