Name and Address of New Owner:
Alice Dorinda Penrice Leach and Bradley Baer
700 James Avenue Unit #33, Nashville, TN 37209.

Karen Johnson Davidson County
Batch# 359700 DEEDWARR
02/18/2020 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20200218-0018054

Send Tax Bills To:
Alice Dorinda Penrice Leach and Bradley Baer
700 James Avenue Unit #33, Nashville, TN 37209.

This Instrument Prepared By:
Melody Weathers
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091050W05500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **670 James Avenue LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alice Dorinda Penrice Leach, an unmarried woman and Bradley Baer, unmarries, joint tenants with rights of survivorship** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:
Being Unit 55, of The Rows At The Annex, A Horizontal Property Regime with Private Elements, as stated and recorded in Instrument Number 20180516-0046957, Register's Office for Davidson County, Tennessee

Being a portion of the same property conveyed to 670 James Avenue, LLC by Quitclaim Deed from HR Properties of Tennessee, recorded on March 02, 2017, of record in Instrument No. 20170302-0020973, Register's Office Davidson County, Tennessee.

This is improved property known as 700 James Avenue Unit #33, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of February, 2020.

670 James Avenue LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Regina Sullo of the state and county mentioned, personally appeared John A Bell Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of 670 James Avenue, the within named bargainor, a Limited Liability Company, and that such Authorized Agent as such ——, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

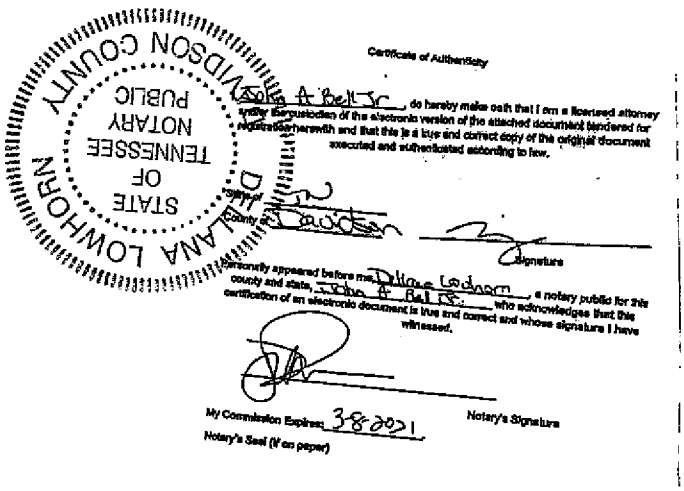
Witness my hand and seal, at office in Nashville, this 14th day of February, 2020.

Notary Signature

Printed Name: Regina Sullo

My commission expires: 11-8-22

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $359,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dellona Lawhorn
(Affiant)

Sworn to and subscribed before me this
14th day of February, 2020.

Regina V Sullo
Notary Public
My commission expires: 11.8.22
File No. 2020-885

