RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013383

DAVID P WEBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

WARRANTY DEED

Karen Johnson Davidson County
Batch# 384163 DEEDWARR
04/13/2020 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20200413-0038026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2020.

NOTARY PUBLIC

My commission expires: 11/16/22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Zuber 2404B 14th Avenue Nashville, TN, 37208	Same address as new owner	081 03 1A 002.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANDREW BARGER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL W. ZUBER, SINGLE MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Unit B, as shown on the Plan of 2404 14th Avenue North Townhomes, and filed as "Exhibit C" and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20170228-0019785, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being the same property conveyed to Andrew Barger, an unmarried man, by Warranty Deed from Pearl Properties, LLC dated April 24, 2018 and recorded April 27, 2018 in Instrument No 201804270039788, Register's Office for Davidson County, Tennessee. $364,000.00

Being a part of the same property conveyed to Pearl Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from JMR Investments, LLC and Susan Elizabeth Wismer Campbell, Trustee of the David A Wismer, Jr. and Mary Ann Wismer Irrevocable Exempt Trust FBO Susan Elizabeth Wismer Campbell dated 02/24/2017 and recorded February 28, 2017 in Instrument 201702280019784, Register's Office for Davidson County, Tennessee. $135,000.00.

The address of the herein described property is believed to be 2404B 14th Avenue , Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of March, 2020.

ANDREW BARGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Andrew Barger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of March, 2020.

Notary Public

David Webber

Printed Notary Name

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022