THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 397,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF April 2020 Notary Public MY COMMISSION EXPIRES: Le 24-2023 (AFFIX SEAL)

April G. Nichols State of Tennessee Notary Public Williamson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Savanna Paige Breedlove	New Owner	
829A Delmas Avenue	New Owner	072-09-1B-001.00
Nashville, TN 37216		
(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, WE, **Dirk Baumgardner and Audry Baumgardner, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Savanna Paige Breedlove and Melvin Ricardo Fletcher**

HEREINAFTER CALLED THE GRANTEES, 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, Tennessee, being Unit A, Delmas Downs III, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Delmas Downs III, a Horizontal Property Regime with Private Elements, as Exhibit "B", of record in Instrument Number 20161109-0118726, 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 a part of the same property conveyed to Brad S. Downs, an unmarried person, a seventy five percent interest and Tommy L. Thomas and wife, Gillian Eftekhari-Thomas, a twenty five percent interest by Warranty deed from Almeatricee J. Williams-Cox and Brian L. Cox, wife and husband of record in Instrument No. 20160815-0084914 Register's Office for Davidson County, Tennessee, dated August 11, 2016 and recorded on August 15, 2016.

Being the same property conveyed to Dirk Baumgardner and Audry Baumgardner, husband and wife by Warranty deed from Brad S. Downs, unmarried Tommy L. Thomas and wife, Gillian Eftekhari-Thomas of record in Instrument No. 20180822-0083165 Register's Office for Davidson County, Tennessee, dated August 20, 2020 and recorded on August 22, 2020.

Karen Johnson Davidson County
Batch# 390318 DEEDWARR
04/23/2020 10:15:09 AM 2 pgs
Fees: $13.00 Taxes: $1,468.90
20200423-0042583

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **829A Delmas Avenue, Nashville, Tennessee 37216.**

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 our hands this the 2 day of APRIL, 2020.

Dirk Baumgardner

Audry Baumgardner

STATE OF Pennsylvania
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dirk Baumgardner** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of April, 2020.

My Commission expires: NOV 29, 2020

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lesa A. Friese, Notary Public
Southampton Twp., Franklin County
My Commission Expires Nov. 29, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STATE OF Pennsylvania
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Audry Baumgardner** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2nd day of April, 2020.

My Commission expires: NOV 29, 2020

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lesa A. Friese, Notary Public
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