This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202964 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,675,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 12 day of May, 2020. Notary Public My Commission Expires:

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

WARRANTY DEED

THIS INDENTURE, made this 12 day of May, 2020, among:

ULF H. HAHNEMANN AND WIFE, LISE ANNE-MARIE HAHNEMANN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DANIEL BRIAN DWYER AND SHON ANN DWYER

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

See "Exhibit A" attached

Being also known as 1707 Primrose Ave., Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 399614 **DEEDWARR**
05/13/2020 12:20:07 PM 5 pgs
Fees: $28.00 Taxes: $6,197.50

20200513-0049672

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Ulf H. Hahnemann

Lise Anne-Marie Hahnemann

State of _____
County of _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Ulf H. Hahnemann and Lise Anne-Marie Hahnemann,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2020.

_____
Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Daniel Brian Dwyer and Shon Ann Dwyer
Address: 1707 Primrose Ave
City, State, Zip: Nashville, TN 37204

Responsible Party For Taxes:

Name: UBS Bank USA
Address: 210 S. Ash St. #200
City, State, Zip: Glendale, CO 80246

Tax ID: 11708005200

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Belmont Terrace, of record in Plat Book 421, Page 101, 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 Ulf H. Hahnemann and wife, Lisa Ann Marie Hahnemann by Warranty Deed from Fry Classic Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150622-0059341, Register's Office for Davidson County, Tennessee, dated June 18, 2015 and recorded on June 22, 2015.

Being also known as 1707 Primrose Ave., Nashville, Tennessee 37212

I the undersigned, **Steen Hessner**, Notary Public of Copenhagen, Denmark hereby certify that

Mr. Ulf Henning Hahnemann

and

Ms. Lise Anne-Marie Hahnemann

has approved and signed this document in my presence.

Their identities were proved to me by their passports (**Ulf**: Denmark, No. 210600768. **Lise**: United States of America, No. 543683703).

There were no obvious amendments or additions to the document, with the exception of those denoted by my signature (initials).

In witness whereof I have hereunto set my hand and notarial seal.

The City Court of Copenhagen, Notarial Acts Division, May 1, 2020.

Steen Hessner

Notary Public of Copenhagen, Denmark

APOSTILLE (Convention de La Haye du 5 octobre 1961)			
1. Country: Land:	**Denmark** Danmark		
This public document Dette offentlige dokument			
2. has been signed by er underskrevet af	**Steen Hessner**		
3. acting in the capacity of i egenskab af	**Notary Public** Notar		
4. bears the seal/stamp of er forsynet med segl/stempel af	**Copenhagen City Court** Københavns Byret		
Certified Attesteret			
5. at i	**Copenhagen** København	**6. the** den	**04 May 2020** 04 maj 2020
7. by af	**Ministry of Foreign Affairs of Denmark** Udenrigsministeriet		
8. No nr.	**7F47A8FB**		
9. Seal/stamp: Segl/stempel:	MINISTRY OF FOREIGN AFFAIRS	**10. Signature:** Underskrift:	Asha Rani Singh

This Apostille only certifies the authenticity of the signature and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears. This Apostille does not certify the content of the document for which it was issued.

To verify the issuance of this Apostille, scan the QR code or visit the following website:

https://e-register.um.dk

MINISTRY OF FOREIGN AFFAIRS

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