Karen Johnson Davidson County
Batch# 404245 DEEDWARR
05/21/2020 12:26:18 PM 2 pgs
Fees: $13.00 Taxes: $917.60
20200521-0052979

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paolo Tramontano 2310 Elliot Ave., Apt. 715 Nashville, TN 37204	Paolo Tramontano 2310 Elliot Ave., Apt. 715 Nashville, TN 37204	118-01-0B- 008.00CO

THIS INDENTURE, made this 19th day of May, 2020 between

Richard J. Baum and Linda Bloss-Baum, husband and wife

of Falls Church, Virginia, hereinafter referred to as **Grantor,** and

Paolo Tramontano, a married man

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 48, KIRKWOOD GLEN, as shown in Declaration of Covenants, Conditions & Restrictions of record in Instrument No. 20050923-0114370, amended in Instrument Nos. 20051014-0124168 and 20110316-0020783, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard J. Baum and Linda Bloss-Baum, Husband and Wife by Warranty Deed dated 9/3/2013 from Bethany M. Loudermilk now known as Bethany Tatum, married of record in Instrument No. 20130905-0093504, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 856 Kirkwood Ave, Unit B, Nashville, TN 37204.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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 said Grantor hereunder sets his/her hand and seal the day and year first above written.

Richard J. Baum

Linda Bloss-Baum

STATE OF Virginia
COUNTY OF Fairfax

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Richard J. Baum and Linda Bloss-Baum, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Falls Church, Virginia on this the 19th day of May, 2020.

Notary Public
My Commission Expires: ~~7/3/2023~~ 07/31/2020.

Anne Marie Rober
Commonwealth of Virginia
Notary Public
Commission No. 343245
My Commission Expires 7/31/2020

STATE OF ~~Virginia~~ Tennessee
COUNTY OF ~~Fairfax~~ Davidson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $248,000.00.

Affiant

Sworn to and subscribed before me, this 20th day of May, 2020.

Notary Public
My Commission Expires: 7/3/2023

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY