Karen Johnson Davidson County
Batch# 409854 DEEDWARR
06/03/2020 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,086.80
20200603-0057230

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **564,000.00**.

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF MAY, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daphne E. Harding-Smith	IBERIABANK	MAP 117-04-1B-
1800 Rosewood Avenue	2340 Woodcrest Place	PARCEL 001.00-CO
Nashville, TN 37212	Birmingham AL 35209	
(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, **Andrew Goodman-Bacon and Sayeh Nikpay, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daphne E. Harding-Smith, a single woman**

HEREINAFTER CALLED THE GRANTEE, HER 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 1800, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1800 Rosewood Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151214-0125664, and being shown on Plat attached thereto as Exhibit "B", 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 the same property conveyed to Andrew Goodman-Bacon and Sayeh Nikpay, husband and wife by Warranty deed from Fielding Lewis Logan, III, and Barbara G. Logan, husband and wife of record in Instrument No. 20160802-0079636 Register's Office for Davidson County, Tennessee, dated August 01, 2016 and recorded on August 02, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 421, Page 34 and Plat Book 2083, Page 19; (3) Covenants, Conditions and Restrictions of record in Instrument Number 20151214-0125664; (4) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 2089, Page 191 and Book 2093, page 107; (5) Utility Easement of record in Book 2105, Page 45; (6) All visible easements; (7) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1800 Rosewood Avenue, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 hand this the 26th day of May, 2020.

Andrew Goodman-Bacon by JW attny-in-fct
Andrew Goodman-Bacon by James Waechter, Attorney-in-Fact

Sayeh Nikpay by JW attny-in-fct
Sayeh Nikpay by James Waechter, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Waechter** 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 on behalf of **Andrew Goodman-Bacon and Sayeh Nikpay**, as their Attorney in Fact, as the free act and deed of the within named **Andrew Goodman-Bacon and Sayeh Nikpay**.

Witness my hand and official seal this the 26th day of May, 2020.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

