Karen Johnson Davidson County
Batch# 436745 DEEDWARR
07/13/2020 03:32:29 PM 2 pgs
Fees: $13.00 Taxes: $3,152.40
20200713-0076494

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Janice Ashley Baker & Jeffrey William Pave
300B 54th Avenue North
Nashville, TN 37209

SEND TAX BILL TO:
new owner

MAP/PARCEL 091-15-0I-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jessica Phillips, unmarried, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Janice Ashley Baker and Jeffrey William Pave, wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 300B, 54 North Commons, a Townhouse Planned Unit Development, as shown on Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20150623-0059969, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jessica Phillips, unmarried by Warranty deed from Cornerstone Investments, Inc., of record in Instrument No. 20170216-0015837 Register's Office for Davidson County, Tennessee, dated February 15, 2017 and recorded on February 16, 2017.

This is improved property known as: **300B 54th Avenue North, Nashville, Tennessee 37209.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her 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.

Possession to be given 9th day of July, 2020.

WITNESS MY HAND on this the 9th day of July, 2020

Jessica Phillips

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jessica Phillips,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 9th day of July, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 09-19-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $852,000.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of July, 2020.

NOTARY PUBLIC

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

File No: 200449