Name and Address of New Owner:
Elizabeth Werly and Daniel Werly
1801 Blair Boulevard
Nashville, TN 37212

Send Tax Bills To:
Elizabeth Werly and Daniel Werly
1801 Blair Boulevard
Nashville, TN 37212

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301

Map & Parcel No: 104-16-0-072

Karen Johnson Davidson County
Batch# 445030 DEEDWARR
07/28/2020 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $3,877.60
20200728-0082937

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew Finger, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elizabeth Werly and Daniel Werly, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 135 & 136 Geo. W. Blairs Subd. of Belmont Hgts. of record in Plat Book 3842, Page 52, 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 Abigail K. Sanders and Kevin B. Sanders, husband and wife by special warranty deed from Aurora Loan Services, LLC of record in Instrument No. 20090608-0052804 Register's Office for Davidson County, Tennessee, dated June 15, 2009 and recorded on May 08, 2009. (Value of consideration shown in aforementioned deed $429,000.00.)

Being the same property conveyed to Bgrs Relocation In., by Warranty deed from Abigail K. Sanders and Kevin B. Sanders, wife and husband of record in Instrument No. 20191105-0114083 Register's Office for Davidson County, Tennessee, dated August 12, 2019 and recorded on November 05, 2019. (Value of consideration shown in aforementioned deed $969,000.00.)

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Being the same property conveyed to Andrew O. Finger, an unmarried man by Warranty deed from Bgrs Relocation Inc, a corporation organized of record in Instrument No. 20191105-0114084 Register's Office for Davidson County, Tennessee, dated October 16, 2019 and recorded on November 05, 2019. (Value of consideration shown in aforementioned deed $969,000.00.)

Being also known as 1801 Blair Boulevard Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24 day of July, 2020.

_____(SEAL)
Andrew Finger

STATE OF Tennessee
COUNTY OF Rutherford

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 24th day of July, 2020, by Andrew Finger.

Tabitha Hardin
Signature of Notary Public
Print, Type/Stamp Name of Notary

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Personally Known:_____ OR Produced Identification: X
Type of Identification Produced: TN DL

Notary Commission Expiration: 2/19/24

AFFIDAVIT OF VALUE

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,048,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 24th day of July, 2020.

Notary Public
My commission expires:_____
File No. 2020-477

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023

Certificate of Authenticity

I, Leslie Garside, 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 Tennessee
County of Davidson

Personally appeared before me, [illegible], a notary public for this county and state, Leslie Garside 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: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner