Karen Johnson Davidson County
Batch# 445033 DEEDWARR
07/28/2020 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20200728-0082941

2707

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 2600 Dallas Parkway Suite 550 Frisco, TX 75034 832837 2020-12184 Leslie Wei	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00 Affiant Subscribed and sworn to before me, this the 24 day of July, 2020. Notary Public My commission expires: 3-7-2023 (Affix Seal)

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Leonard B. Bacharier and Kristen M. Bacharier	NAME: Leonard B. Bacharier and Kristen M. Bacharier
STREET ADDRESS: 937B Caldwell Lane, Nashville, TN 37204	STREET ADDRESS:937B Caldwell Lane, Nashville, TN 37204
MAP & PARCEL NO.: 118130J00200CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kelly Sue Frankenreider, a single person hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Leonard B. Bacharier and Kristen M. Bacharier, a married couple,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit "A"

This is improved property known as: 937B Caldwell Lane, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 23 day of April, 20 20.

x Kelly Sue Frankenreider
Kelly Sue Frankenreider

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kelly Sue Frankenreider, a single person (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 23 day of April, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

COURTNEY POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires 10/31/2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III (Signer's Name), 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 the same is a true and correct copy of the original document executed and authenticated according to law.

Ernest D Bennett III
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Ernest D. Bennett, III (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

202007280082941

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Private Element Unit B, on the Plan of Caldwell Estates Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements as defined in Tenn. Code Ann. §66-27-101 et seq.) located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Caldwell Estates, a Townhouse Planned Unit Development of record in Instrument Number 20111123-0091775, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Caldwell Estates, a Townhouse Planned Unit Development, contained in said Declaration, the plat med as Exhibit "B" to said Declaration appearing in Instrument Number 20111123-0091775, said Register's Office, are hereby incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.