WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 2020

Notary Public

MY COMMISSION EXPIRES: 11.8.2021.

(AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov. 8, 2021

MST 2020-1092

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Fernandes	New Owner	071-14-0K-004.00-CO
(NAME)	(NAME)	
1111 Baptist World Center Drive #5		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027		
(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, **Marla M. Richardson, single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Macedo Fernandes, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Situated in Davidson County, Tennessee, being Unit 5, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1109 Baptist World Center, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170316-0025720, as amended at Instrument No. 20180312-0023306, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to BILT, LLC by Warranty deed from Prime Nashville, LLC of record in Instrument No. 20170303-0021542 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on March 3, 2017.

Being the same property conveyed to Marla M. Richardson, single woman by Warranty deed from BILT, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20180815-0080881 Register's Office for Davidson County, Tennessee, dated August 13, 2018 and recorded on August 15, 2018.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170316-0025720 and as amended by Instrument No. 20180312-0023306, Register's Office for Davidson County, Tennessee. HOA Charter of record in Instrument Number 20170316-0025719, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication for Sanitary Sewer and/or Storm Drainage of record in Book 5011, Page 619, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

Karen Johnson Davidson County
Batch# 448221 DEEDWARR
07/31/2020 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200731-0084816

This property, known as 1111 Baptist World Center Drive #5, Nashville, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 my/our hand(s) this 24th DAY OF JULY, 2020.

Marla M. Richardson

STATE OF Tennessee

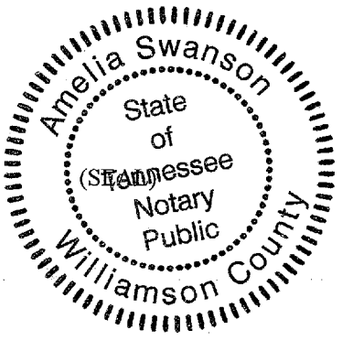
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Marla M. Richardson, single woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of July, 2020.

Notary Public

My commission expires: 4/24/2023



True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212