(2)

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth C. Baumann	Capstar Bank	141-05-0-A-635.00 CO
(NAME)	(NAME)	
1816 Amesbury Lane	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 469030 **DEEDWARR**
09/03/2020 09:02:41 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20200903-0100226

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, **Larry Redford and Joanna Redford, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth C. Baumann, an unmarried man and Courtney K. Holly, an unmarried woman,** 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 in Davidson County, Tennessee, being Lot No. 635 on the Final Plat, Avondale, Phase 3, Section 3, of record in Instrument No. 20170324-0028914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Larry Redford, an unmarried man, by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, dated July 26, 2018, of record in Instrument No. 20180727-0073408, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1816 Amesbury Lane, Nashville, TN 37221
(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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20170324-0028914; Declaration of Protective Covenants, Conditions and Restrictions, Bylaws and Charter of record in Instrument No. 20081203-0117452, amended Instrument Nos. 20090331-0028791, 20101223-0102254 and 20190313-0023161; Easement for Right-of-Way of an Electric Power line of record in Book 787, Page 7; Easement for Water Main Across of record in Book 840, Page 540 and Book 1237, Page 674; Easement for Deed to USA of record in Book 4118, Page 694 and Book 4228, Page 635; Easement for Right-of-Way of an Electric Power Transmission line of record in Book 4193, Page 903; Easement for Order to TVA of record in Book 4273, Page 280; Easement for Easement for Water Line of record in Book 5738, Page 819 and Book 5738, Page 832; Easement for Sewer Line of record in Book 7601, Page 400; Easement for Electrical Line and Utilities of record in Book 10748, Page 876; Easement for Agreement for Dedication of Public Utilities of record in Instrument Nos. 20040204-0013639, 20040204-0013640, 20040204-0013641 and 20080818-0084836; Easement for Access Agreement of record in Instrument No. 20041207-0145662; Easement for Transmission Line of record in Instrument No. 20060110-0003857; Easement for Partial Abandonment Rights of record in Instrument No. 20080826-0087638; Easement for Permanent Easement Agreement of record in Instrument No. 20090707-0063325; Easement for Deed to U.S Sprint Communications of record in Instrument No. 20140114-0003778 and affidavit in Instrument No. 20140416-0031703; Easement for Right-of-Way Dedication of record in Instrument No. 20140722-0064838; Storm Water Detention Agreement as set forth in instrument of record in Instrument No. 20060512-0055867; Inspection and Maintenance Agreements for Private Stormwater Management Facilities of record in Instrument Nos. 20090814-0076610, 20071002-0117293 and 20141202-0110280; HOA Charter of record in Instrument No. 20081203-0117350; Quitclaim Deed to HOA of record in Instrument No. 20170130-0009317; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 31st day of August, 2020.

By: Joanna Redford, his attorney-in-fact

Larry Redford
By: Joanna Redford, his Attorney-in-Fact

Joanna Redford

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joanna Redford, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 31st day of August, 2020.

Notary Public
My Commission Expires: _____

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2024

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-2

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Joanna Redford, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for Larry Redford, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Larry Redford, the within named bargainor by the said Joanna Redford as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of August, 2020.

Notary Public

My Commission Expires:

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2024

File No.: 32094