This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 486025 DEEDWARR
09/30/2020 09:11:50 AM 2 pgs
Fees: $13.00 Taxes: $786.25

20200930-0112481

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rose M. Molteni 500 Wanda Drive Nashville, TN 37210	Acopia, LLC 306 Northcreek Blvd, Ste 100 Goodlettsville, TN 37072	095100-050.00

THIS INDENTURE, made this 25th day of September, 2020 between

Charles H. Bauman, unmarried man

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Rose M. Molteni, unmarried woman

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 156 on the Plan of Elm Hill Acres, Section II, as of record in Book 2331, Page 68, Register's Office for Davidson County, Tennessee. Said Lot No. 156 fronts 115 feet on the westerly side of the Wanda Drive and extends back on the southerly margin 135.7 feet and 110 feet of the northerly margin which extends back from a curve which measures 31.39 feet to a dead line in the rear, which measures 148 feet thereon.

Being the same property conveyed to Charles H. Bauman by Warranty Deed dated 5/17/2013 from Dona Lisle of record in Instrument No. 20130521-0051309, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 500 Wanda Drive, Nashville, TN 37210.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

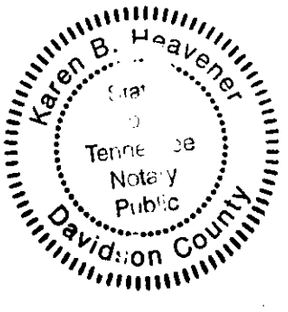
Charles H. Bauman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles H. Bauman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 25th day of September, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $212,500.00.

Affiant

Sworn to and subscribed before me, this 25th day of September, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023

