Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3059

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of October, 2020

Notary Public

Commission Expires: 08-16-2022

BRITTNEY L. CLARK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 498653 DEEDWARR
10/20/2020 09:09:30 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20201020-0121733

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Sullivan 1631 12th Avenue North Nashville, TN 37208	New Owner	081-11-0-537.00 and 081-11-0-536.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Chad Charles Baur and Gianna Nicole Baur, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Connor Sullivan

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:

Tract I
Land in Davidson County, Tennessee, being the Southerly 31 feet of Lot No. 183 on the Plan of McGavock, Wetmore and Other's Second Addition to Nashville of record in Plat Book 21, Page 41, in the Register's Office for Davidson County.

Said part of Lot No. 183 fronts 31 feet on the Westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Tract II:
Land in Davidson County, Tennessee, being the northerly half of Lot No. 182, on the plan of McGavock, Wetmore and Other's Second Addition to Nashville of record in Plat Book 21, Page 41, in the Register's Office for Davidson County.

Said part of Lot No. 182 Fronts 50 feet on the westerly side of 12th avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley

INCLUDED but specifically excluded from the above conveyance is the following described property of record in Book 1877, Page 174, said Register's Office:

Land in Davidson County, Tennessee, being the southerly 40 feet of the northerly half of Lot No. 182, of the plan of McGavock, Wetmore and Other's Second Addition to Nashville of record in Plat Book 21, Page 41, in the Register's Office for Davidson County.

Said part of Lot No. 182, fronts 40 feet on the westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines, 154 feet to an alley, being part of the property conveyed to Sam Garfinkle by Deed from Era Oldham Gray and husband, John Gray, of record in Book 1855, Page 367, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Chad Charles Baur and Gianna Nicole Baur, husband and wife by Warranty deed from Susan E. Campbell, married of record in Instrument No. 20160524-0052251 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 24, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1631 12th Avenue North, Nashville, TN 37208

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of October, 2020.

Chad Charles Baur

Gianna Nicole Baur

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chad Charles Baur and Gianna Nicole Baur** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of October, 2020.

Notary Public
My Commission Expires: 5-2-22

(Notary Seal)

