Prepared By ~~& Return To~~:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0144

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of November, 2020

Notary Public

My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 523034 DEEDWARR
12/01/2020 01:08:00 PM 2 pgs
Fees: $13.00 Taxes: $1,058.20

20201201-0139488

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gregorio Bernabe Calixtro 2115 Sanborn Drive Nashville, TN 37210	Cardinal Financial Company, LP DBA Peoples Home Equity 3701 Arco Corporate Drive, Suite 200 Charlotte, NC 28273	095-10-0-081.00

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,

Charles H. Bauman, a single man

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

Gregorio Bernabe Calixtro, unmarried

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. 115 on the Plan of Elm Hill Acres, Section 2, of record in Book 2331, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to Charles H. Bauman, unmarried, by Warranty Deed from Jonathan D. Kennedy, unmarried, dated 6/22/2012 and recorded 7/6/2012 in Instrument No. 20120706-0059344, Register's Office for Davidson County, Tennessee.

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: 2115 Sanborn Drive Nashville, TN 37210

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.

Return to:
Purdy Title and Escrow, LLC
912 21st Avenue South
Nashville, TN 37212
File #: JM-SB-BMR-20-2015

Dated this the 24th day of November, 2020.

Charles H. Bauman

Charles H. Bauman

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles H. Bauman** 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 Hendersonville, Tennessee this 24th day of November, 2020.

Kim Gillespie

Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

