This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is ~~$864,523.00~~ $35,323.00

Affiant

Subscribed and sworn before me this the 21 day of December, 2020.

Notary Public
My commission expires: 1-9-24

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David M. Baldwin 1602 Woodland Street Nashville, TN 37206	New Owner	083-10-0 197.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOEL G. DAUNIC AND ANN DAUNIC, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID MATHIAS BALDWIN, UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 2, LINDSLEY'S SUBDIVISION OF THE CHADWELL TRACT (erroneously referenced as Caldwell Tract on prior deeds of record), as shown on plat of record in Plat Book 2, Page 24, Chancery Court, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joel G. Daunic and wife, Ann Daunic, by deed from Renasant Bank, dated 04/20/2010, of record in Instrument No. 20100428-0032096, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1602 Woodland Street, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 543255 DEEDWARR
12/29/2020 12:49:17 PM 2 pgs
Fees: $13.00 Taxes: $3,053.70

20201229-0154179

JDG by JW A.F
AD by JW A.F

Witness my hand this the 21 day of December, 2020.

Joel G Daunic by Jenny West
Joel G. Daunic
BY: Jenny West as Attorney-in-Fact
Attorney in fact

Ann Daunic by Jenny West
Ann Daunic
BY: Jenny West as Attorney-in-Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 21 day of December, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joel G. Daunic by Specific POWER OF ATTORNEY dated December 8, 2020. and who acknowledged that he executed the same as the free act and deed of Joel G. Daunic.

Witness my hand and official seal this 21 day of December, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

On this 21 day of December, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ann Daunic by Specific POWER OF ATTORNEY dated December 8, 2020,, and who acknowledged that he executed the same as the free act and deed of Ann Daunic.

Witness my hand and official seal this 21 day of December, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022