Karen Johnson Davidson County
Batch# 614080 DEEDWARR
04/13/2021 02:18:49 PM 2 pgs
Fees: $13.00 Taxes: $1,694.60
20210413-0049276

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000.00

O W Baertsch III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF April, 2021.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica C. Clayton and Orin W. Baertsch III	new owners	
(NAME)	(NAME)	
917 B West Ave		072 13 3B 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **SELECT HOME SOLUTIONS GROUP, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERICA C. CLAYTON AND ORIN W. BAERTSCH III, WIFE AND HUSBAND,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B, of 917 West Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 917 West Avenue, a Horizontal Property Regime, of record in Instrument Number 20200311-0027272, as amended in Instrument No. 20200615-0060714, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Select Home Solutions Group, LLC, a Mississippi limited liability company, by Warranty Deed from Steven A. DeSoto and Stacy Ann DeSoto, husband and wife, of record in Instrument No. 20200214-0017352, in the Register's Office of Davidson County, Tennessee, dated February 12, 2020 and recorded on February 14, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 917 B West Ave, Nashville, TN 37206
(unimproved / improved) (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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: 7-SB-VRES-21917B

Witness my hand this 9th day of April, 2021

SELECT HOME SOLUTIONS GROUP, LLC

BY: _____

HAL S. MULLINS, MANAGING MEMBER/SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Hal S. Mullins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Member/Sole Member of Select Home Solutions Group, LLC the within named bargainor, a limited liability company and that he as such Managing Member/Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member/Sole Member.

Witness my hand and official seal this 9th day of April, 2021.

Commission expires:

D. DYLAN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2022

_____
Notary Public