WARRANTY DEED

Karen Johnson Davidson County
Batch# 645285 DEEDWARR
05/27/2021 12:12:16 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20210527-0071948

B-SB-CR-21-60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-22

(AFFIX SEAL)

DAVIDSON COUNTY PUBLIC NOTARY STATE OF TENNESSEE MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LivingWater Construction Services, LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME)	(NAME)	**119-06-0-129.00-CO**
5974 John Hager Rd		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMMIE L. BABER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LIVINGWATER CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 49 on the Plan of Sterling Heights, Section Three of record in Plat Book 1424, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James E. Baber and wife, Ruby M. Baber by Warranty deed from Ada G. Lstes and Husband Mack Estes of record in Book 90, page 615, Register's Office for Davidson County, Tennessee, dated July 11, 1958 and recorded on July 11, 1958.

Being the same property conveyed to Jammie L. Baber, unmarried by Warranty deed from James E. Baber and wife, Ruby M. Baber of record in Instrument No. 20001020-0103992 Register's Office for Davidson County, Tennessee, dated October 11, 2000 and recorded on October 20, 2000. The said Jammie L. Baber having since appointed Michael Douglas Baber as her attorney in fact as evidenced by Durable Power of Attorney of record in Instrument Number 20210524-0070289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 113 and amended in Book 1759, Page 373, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 1728, Page 541, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **60 Peachtree Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 24th DAY OF MAY, 2021.

Jammie L. Baber by Michael Douglas Baber, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL DOUGLAS BABER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMMIE L. BABER, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMMIE L. BABER.

Witness my hand and official seal, this the 24th of May, 2021.

Notary Public
My Commission Expires:
(SEAL)

KATE NYCUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212