WARRANTY DEED

Karen Johnson Davidson County
Batch# 647515 DEEDWARR
06/02/2021 11:02:18 AM 2 pgs
Fees: $13.00 Taxes: $2,826.87

20210602-0073756

B-E3-20-729

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $764,018.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

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)
Walker Andrew Bauer and Mollie Ann Gass Bauer	**CapStar Bank**	
(NAME)	(NAME)	
729 25th Avenue	**2002 Richard Jones Road, Suite A300**	**092-06-0-622.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville, TN 37215**	
(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, **729 25TH AVENUE NORTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WALKER ANDREW BAUER AND MOLLIE ANN GASS BAUER, HUSBAND AND WIFE,** 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. 19 on the Plan of Buchi's Subdivision of Lot 20 in McNairy's Subdivision of record in Plat Book 421 Page 66, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 19 fronts 50 feet on the Westerly side of Foster Street and extends back Westerly between parallel lines 153-1/8 feet, more or less to an alley.

Being the same property conveyed to Desperado Properties, LLC, a Tennessee limited liability company by Warranty deed from Mitch Snow, Married of record in Instrument No. 20130118-0006354 Register's Office for Davidson County, Tennessee, dated January 16, 2013 and recorded on January 18, 2013.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim deed from Desperado Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20180803-0076625 Register's Office for Davidson County, Tennessee, dated December 31, 2017 and recorded on August 3, 2018.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim deed from Desperado Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20180803-0076626 Register's Office for Davidson County, Tennessee, dated December 31, 2017 and recorded on August 3, 2018.

Being the same property conveyed to 729 25th Avenue North, LLC, a Tennessee Limited Liability Company by Quitclaim deed from E3 Construction Services, LLC, a Tennessee limited liability company of record in Instrument No. 20201203-0140691 Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on December 03, 2020.

Being the same property conveyed to 729 25th Avenue North, LLC, a Tennessee Limited Liability Company by Quitclaim deed from E3 Construction Services, LLC, a Tennessee limited liability company of record in Instrument No. 20210212-0020565 Register's Office for Davidson County, Tennessee, dated February 09, 2021 and recorded on February 12, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 66, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20201130-0139067 and

Instrument Number 20201130-0139068, 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: **729 25th Avenue, Nashville, Tennessee 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 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 28th DAY OF MAY, 2021.

729 25th Avenue North, LLC, a Tennessee Limited Liability Company

BY: _____
Kate Nyquist
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of 729 25TH AVENUE NORTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of May, 2021.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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