Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 663804 DEEDWARR
06/24/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210624-0085699

39-B
File #21-1368

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lindsay C. Denton NKA Lindsay D. Baumhor and Heath I. Baumhor, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Taylor M. Adkins, unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Subdivision of the South Portion of the Richmond Property of record in Plat Book 974, Page 19, 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 Lindsay C. Denton and Heath I. Baumhor, both unmarried as Tenants in common with right of survivorship by Warranty deed from Aaron Winters, unmarried of record in Instrument No. 20140331-0026432 Register's Office for Davidson County, Tennessee, dated March 26, 2014 and recorded on March 31, 2014. Lindsay C. Denton NKA Lindsay C. Baumhor is now married to Heath I. Baumhor.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 913 W. Eastland Ave, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Taylor M. Adkins	FirstBank	082-08-0-116.00
913 W. Eastland Ave	722 Columbia Avenue	
Nashville, TN 37206	Franklin, TN 37064	

WITNESS THE EXECUTION HEREOF this 18th day of June, 2021.

Lindsay D. Baumhor

Heath I. Baumhor

State of Tennessee)
County of Davidson)

On this 18th day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lindsay D. Baumhor and Heath I. Baumhor, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 310,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of June, 2021.

Notary Public

My Commission Expires: 6/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY