Karen Johnson Davidson County
Batch# 683956 DEEDWARR
07/27/2021 09:34:19 AM 2 pgs
Fees: $13.00 Taxes: $2,549.30

20210727-0100444

WILLIAMSON COUNTY
WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 689,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 11/26/2024

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Baron and Kristin S. Baron	New Owner	105090D00100CO
(NAME) 1100B West Grove Avenue	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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,

RYAN R. SEYMOUR AND NIKKI L. SEYMOUR, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL J. BARON AND KRISTIN S. BARON, HUSBAND AND WIFE,

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:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit B, together with the appurtenant common elements of West Grove Townhomes II, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for West Grove Townhomes II, a horizontal property regime with private elements, of record in Instrument No. 20080312-0024980; as amended and corrected in Instrument No. 20080502-0045185, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan attached as exhibit to said Declaration, as amended and corrected. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West Grove Townhomes II provided in said Declaration, as amended and corrected, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part of hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Ryan R. Seymour and Nikki Atkinson, husband and wife by Deed dated January 21, 2021 from Robert J. Wurm and wife, Alicia A. Wurm, recorded January 25, 2021, in Instrument Number 20210125-0010439, in the Official Records of Davidson County, Tennessee. The said Nikki Atkinson now known as Nikki L. Seymour.

LT&E File #18203

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1100B West Grove Avenue, Nashville, TN 37203

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

Witness my/our hand(s) this 26th day of July, 2021

Ryan R. Seymour

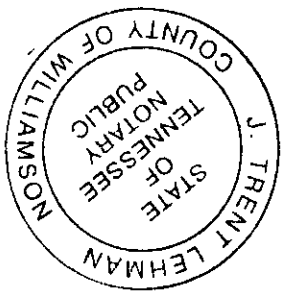
Nikki L. Seymour

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of July, 2021, before me personally appeared Ryan R. Seymour and Nikki L. Seymour, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of July, 2021.

Notary Signature
My commission expires: 11/14/21



LT&E File #18203