WARRANTY DEED

Karen Johnson Davidson County
Batch# 689526 **DEEDWARR**
08/03/2021 02:52:25 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20210803-0104447

MJ-EB-21-1220

MARGARET R. EVANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/25/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(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)
Elizabeth Barnez and Lori Daigle	**CMG MORTGAGE INC. dba CMG Financial**	
(NAME)	(NAME)	**072-03-0-368.00**
1113 Clark Street	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Fort Collins, CO 80524	**San Ramon, CA 94583**	
(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, **DAKOTA WINDS PROPERTIES, 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 **ELIZABETH BARNEZ AND LORI DAIGLE, WIFE 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:

Being the East of Lot No. 65 on the map of Inglewood Place of Record in Book 332, page 101, Register's Office for said County.

Said part of said Lot No. 65 Fronts 50 feet on the South side of Shelton Avenue and runs back Between Parallel lines 189.75 Feet to a Dead Line.

Being the same property conveyed to Dakota Wind Properties, LLC a Tennessee Limited Liability Company by Quitclaim deed from Celeste Krenz, Jean Krenz and Darwin Krenz, Tenants in Common with the right of Survivorship of record in Instrument No. 20160614-0060150 Register's Office for Davidson County, Tennessee, dated June 13, 2016 and recorded on June 14, 2016.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, 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: **1220 Shelton Avenue, Nashville, Tennessee 37216**.

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 2nd DAY OF AUGUST, 2021.

Dakota Winds Properties, LLC, a Tennessee Limited Liability Company

BY: _____
Celeste Krenz
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CELESTE KRENZ, 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 SOLE MEMBER of DAKOTA WINDS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of August, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/25/2025
DAVIDSON COUNTY

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