Karen Johnson Davidson County
Batch# 778499 DEEDWARR
12/22/2021 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $5,873.75
20211222-0169248

(Notary Stamp) JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $1,587,500.00. Affiant Subscribed and sworn to before me, this 17th day of December, 2021. Notary Public My commission expires: 8.10.2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Robert W. Bachman and Karen M. Bachman	**New Owner**	**117-15-0T-001.00-CO**
1735 Hillmont Dr.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jamie P. Dwyer, Jr., unmarried, and Clayton E. Savage, unmarried, as Tenants in common with right of survivorship

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Robert W. Bachman and Karen M. Bachman, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit B on the Plan of Traditions at Hillmont Townhomes, shown as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Traditions at Hillmont, a Horizontal Property Regime with private elements of record in Instrument Number 20120515-0041704 and amended in Instrument No. 20130404-0033325, 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 Jamie P. Dwyer, Jr. and Clayton E. Savage, Tenants In Common With Rights Of Survivorship by Warranty deed from GMS 2010 Properties, LLC of record as Instrument No. 20130208-0013497; Deed of Correction of record as Instrument No. 20130516-0049281, Register's Office for Davidson County, Tennessee.

This is improved property known as **1735 Hillmont Dr., Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of December, 2021.

Jamie P. Dwyer, Jr.

Clayton E. Savage

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, Jamie P. Dwyer, Jr. and Clayton E. Savage, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of December, 2021.

Notary Public
My Commission Expires: 8-21-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 21-000481-528

Tennessee Certification of Electronic Document

I, John L. Bibb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 17, 2021 (date of document).

Affiant Signature

December 17, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 17th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY