WARRANTY DEED

Karen Johnson Davidson County
Batch# 795610 DEEDWARR
01/26/2022 11:17:50 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20220126-0009401

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

File No.: RES-21-504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2022.

Notary Public

MY COMMISSION EXPIRES:

NOTARY SEAL

VIRGINIA DES MARAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay E. Ray and Danny William Ray	**NEW OWNER**	
(NAME)	(NAME)	105 07 4D 001.00 CO
504 Hamilton Avenue Nashville, TN 37203		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **JOSHUA BAXTER, UNMARRIED AND BRYAN BURNSIDE, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LINDSAY E. RAY AND DANNY WILLIAM RAY, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 506 & 504 Hamilton, a Horizontal Property Regime, of record in Instrument Number 20151022-0107772, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Baxter from Build Nashville DB2, LLC, A Tennessee limited liability company, by Warranty Deed dated April 1, 2016, recorded April 5, 2016, in Instrument No. 20160405-0032654, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Joshua Baxter and Bryan Byrnside, As Tenants in Common With The Right of Survivorship, from Joshua Baxter, by Quitclaim Deed dated June 30, 2016, recorded July 1, 2016, in Instrument No. 20160701-0067890, in the Register's Office of Davidson County, Tennessee.

This Instrument is executed on behalf of Joshua Baxter and Bryan Burnside by Amy L. Wood pursuant to individual Powers of Attorney executed by Joshua Baxter and Bryan Burnside on January 14, 2022, of record in Instrument No. 20220126-0009399 and 20220126-0009400, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 504 Hamilton Avenue, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 24th day of January, 2022,

Joshua Baxter by Amy L. Wood, his Attorney-In-Fact

Joshua Baxter by Amy L. Wood, his Attorney-In-Fact

Bryan Burnside by Amy L. Wood, his Attorney-In-Fact

Bryan Burnside by Amy L. Wood, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of January, 2022, before me personally appeared Amy L. Wood to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joshua Baxter and who acknowledged she executed the same as the free act and deed of the said Joshua Baxter.

Witness my hand and official seal, this the 24th day of January, 2022.

Carrie Callahan

Notary Public
My Commission Expires: 3/3/25



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of January, 2022, before me personally appeared Amy L. Wood to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bryan Burnside and who acknowledged she executed the same as the free act and deed of the said Bryan Burnside.

Witness my hand and official seal, this the 24th day of January, 2022.

Carrie Callahan

Notary Public
My Commission Expires: 3/3/25

