Box 36

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $580,000.00.

Affiant

Subscribed and sworn to me on February 11, 2022.

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 805225 DEEDWARR
02/14/2022 04:18:32 PM 4 pgs
Fees: $23.00 Taxes: $2,146.00

20220214-0017133

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35572

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert Wadsworth & Nadia Syed 406 37th Avenue North Nashville, TN 37209	SAME ADDRESS AS NEW OWNER	092-09-0R-001.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Shawn Bailes and Elizabeth Bailes, husband and wife and Frankie L. Jones, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Robert Wadsworth and Nadia Syed, husband and wife, hereinafter called **"GRANTEES,"** heir hers and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land situated in Davidson County, Tennessee, being Unit No. A as established in Declaration of Covenants, Conditions and Restrictions for Homes at 408 37th Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No. 201500407-0030309, in the Register's Office of Davidson, Tennessee

with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Frankie L. Jones, unmarried by Warranty deed from FMBC Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150326-0026288 Register's Office for Davidson County, Tennessee, dated March 25, 2015 and recorded on March 26, 2015.

Being a portion of the same property conveyed to Shawn Bailes and Elizabeth Bailes, husband and wife, and Frankie L. Jones, unmarried by Quitclaim Deed from Frankie L. Jones, unmarried of record in Instrument No. 20160415-0036664, Register's Office for Davidson County, Tennessee, dated April 13, 2016 and recorded on April 15, 2016.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters as shown on the Plan of record in Plat Book 332, page 161, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150407-0030309, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 406 37th Avenue North, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs

and assigns, 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 our hands on February 11, 2022.

Shawn Bailes

Elizabeth Bailes

Frankie L. Jones by: Attorney-in-fact

Frankie L. Jones by Shawn Edward Bailes, Her Attorney-In-Fact
by Power of Attorney of record in Instrument No. 20220211-0016079, DCROD.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Shawn Bailes and Elizabeth Bailes to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 11, 2022.

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07 2024

NOTARY PUBLIC

My Commission Expires: _____

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 Shawn Edward Bailes, 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 on behalf of Frankie L. Jones, as her Attorney in Fact, as the free act and deed of the within named Frankie L. Jones.

Witness my hand and official seal on February 11, 2022.

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07 2024

NOTARY PUBLIC

My Commission Expires: _____