Karen Johnson Davidson County
Batch# 858457 DEEDWARR
05/19/2022 09:16:30 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20220519-0057899

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/19/24
(AFFIX SEAL)

File #22-DM-6208-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose Miguel Baldomar and Ansley N. Glenn	Capstar Bank	
(NAME)	(NAME)	
6208 Hampton Hall Way	2002 Richard Jones Rd	**098 05 0A 076.00**
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Nashville TN, 37215 #A300	
(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, **BENITA Y. BIBEAU, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE MIGUEL BALDOMAR OLIVERA , AN UNMARRIED MAN, AND ANSLEY N. GLENN, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 Lot No. 51, on the Plan of Section Three, Hampton Hall, of record in Book 9700, Page 898, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Benita Y. Bibeau, unmarried, by Warranty Deed from Teresa H. Smith, unmarried, of record in Instrument No. 20120904-0079593, in the Register's Office of Davidson County, Tennessee, dated August 30, 2012 and recorded on September 04, 2012.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Hampton Hall, as recorded in Plat Book 9700, Page(s) 898 .
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D Boundary, Hampton Hall, as recorded in Plat Book 9700, Page(s) 216 .
*Declaration of Covenants, Conditions and Restrictions recorded in Book 10278, Page 257; as amendments recorded in Book 10444, Page 460; Book 10640, Page 947; Supplements recorded in Book 10301, Page 184; Book 10956, Page 520; Book 11372, Page 852; Book 11573, Page 512; Instrument No. 20000608-0057413 and Notice of Invalid Amendment record in Instrument No. 20210202-0015066.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6208 Hampton Hall Way, Hermitage, TN 37076**.

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 12 day of May, 2022.

Benita Y Bibeau, by Diana L Bibeau as her Attorney-In-Fact

Benita Y. Bibeau by Diana L. Bibeau,
her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of May, 2022, before me personally appeared Diana L. Bibeau, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein, and who further acknowledged that she is the attorney-in-fact for Benita Y. Bibeau, the maker of a Specific Power of Attorney dated April 12, 2022, and placed of record in Instrument No 202205190057898 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 12 day of May, 2022.

C. Loy Carney

Notary Signature
My commission expires:
5-7-24

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

I Lisa Allard, 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 May 12, 2022.

Lisa Allard

Lisa Allard, Affiant May 12, 2022

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this May 12, 2022.

Jim R. Vanderpool

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024