WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 599,000.00 .

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2022.

Eliza Whitfield
Notary Public

COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 864545 DEEDWARR
05/31/2022 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20220531-0062158

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Lucas Barton Hannah Lovell (NAME)	Legacy Hne Loans, LLC DBA Steadfast Mortgage (NAME)	106-13-3J-001-00 - CO
327 Vivelle Avenue (ADDRESS)	4004 Hillsboro Road, Ste 216B (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Bayfront, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Lucas Barton and Hannah Lovell, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 327 of Homes at 327 Vivell, a Horizontal Property Regime as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Homes at 327 Vivelle, a Horizontal Property Regime With Private Elements (a Planned Unit Development) pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20200420-0041379, corrected by Scrivener's Affidavit of record in Instrument No. 20201208-0142825, amended as Instrument No. ___202205310062157_____, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "B", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being a portion of the same property conveyed to Bayfront, LLC, a Tennessee limited liability company by Quitclaim Deed from Brian Bequette of record in Instrument No. 20210112-0005450, dated January 7, 2021 and recorded January 12, 2021, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 327 Vivelle Avenue (House Number) (Street) Nashville, TN (P.O. Address) (City or Town) (State) 37210 (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, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 this 16th day of May, 2022.

Bayfront, LLC, a Tennessee Limited Liability Company

By: _____
Robert L. Scruggs, Authorized Agent

State of Tennessee

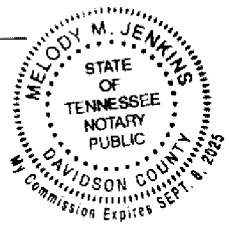
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Robert L. Scruggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **an Authorized Agent of Bayfront, LLC** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Authorized Agent

WITNESS my hand and seal this 16th day of May, 2022.

_____
Notary

Commission Expires: 9.8.2025



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 05/25/2022 ____ (date of document).

Affiant Signature

05/25/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025