This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2836**

Davidson County DEEDWARR
Recvd: 12/29/06 11:00 2 pgs
Fees:13.00 Taxes:332.63
20061229-0160656

WARRANTY DEED

THIS INDENTURE, made and entered into this **December 18, 2006** ,by and between **Jeremy Ray Baker, an unmarried individual**, parties of the first part, and **Steven C. Nicholson, II, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No. 22 on the Plan of Miro Meadows, filed of record in Plat Book 1424, Page 95, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

Being the same property conveyed to Jeremy Ray Baker by Willam Todd Porter, Jr. by warranty deed dated February 21, 2006, of record in Instrument No. 20060228-0022656, Register's Office for Davidson County, Tennessee, and re-recorded in Instrument No. 20061113-0140357, Register's Office for Davidson County, Tennessee. Being the same property conveyed to William Todd Porter, Jr. by James Richard Knihtila and wife, Laverne Knihtila, by warranty deed of record in Book 4691, Page 717, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **107-13-0-124.00**
☒ Improved OR
☐ Unimproved property located at: **1009 Goodbar Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jeremy Ray Baker

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jeremy Ray Baker, an unmarried individual** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 18th day of December, 2006.

Brenda K Lehman
Notary Public

My Commission Expires: 3/10/07

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Owner's Name: **Steven C. Nicholson, II**

and Address: **1009 Goodbar Drive, Nashville, TN 37217**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Same as Above
Steven C. Nicholson II
1009 Goodbar Dr
Nashville, TN 37217

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$89,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeremy Ray Baker
Affiant

Subscribed and sworn to before me this **12/18/2006.**

Brenda K Lehman
Notary Public

My Commission Expires: 3/10/07