WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29th** DAY OF **March, 2007**

Notary Public

COMMISSION EXPIRES: 4/27/09
(AFFIX SEAL)

Anna R Gregory
State of Tennessee Notary Public
Sumner County

Davidson County DEEDWARR
Recvd: 04/03/07 12:18 2 pg
Fees:13.00 Taxes:1017.50

20070403-0039851

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Christina M. Roman Revocable Trust	SAME	**83-05 217.00**
(NAME) **1114 Stratton Avenue**	(NAME)	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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, WE, **Thomas Lynn Baker,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Christina M. Roman Revocable Trust, Christina M. Roman, Trustee, with full power to mortgage, sell, transfer and convey without joinder of any beneficiary,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being lot 18, CALVIN DAVIS LOT, BEING PART OF BLOCK "B" IN F.O. BEAZLEY'S ADDITION TO EAST NASHVILLE, as shown on plat of record in Plat Book 57, Page 85, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Edgar Wilson Baker to Thomas Lynn Baker as recorded on the 19th day of January, 1999 in Book 11302, Page 496 and Warranty Deed from Durward Davy Dickens and wife, Belinda S. Gray Dickens and Timothy Keith Gray, unmarried to Thomas Lynn Baker, unmarried and Edgar Wilson Baker, a married person as recorded on the 2nd day of December, 1988 in Book 7718, Page 597, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1114 Stratton Avenue, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (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 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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **March, 2007**.

Thomas Lynn Baker

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Thomas Lynn Baker**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3/29/2007.

Anna R Gregory

NOTARY

MY COMMISSION EXPIRES: 4/27/09

Anna R Gregory
State of Tennessee Notary Public
Sumner County