WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/07 13:24 2 pgs
Fees:13.00 Taxes:462.50
20070809-0095453

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

07-06-021-C

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of August, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
WILLIAM A. BAKER, II (NAME)	NEW OWNER (NAME)	83-1
4606 Belmont Park Terrace (ADDRESS)	(ADDRESS)	158.00
Nashville, TN 37215-4418 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BENJAMIN B. LEE, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM A. BAKER, II, unmarried**, hereinafter called the Grantee(s), their heirs 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 and being the northerly part of Lot No. 5 on the Plan of W.H. Hyrenemus Addition to Nashville, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, and more fully described, as follows:

Beginning on the westerly margin of the Gallatin Pike at the corner of Lots Nos. 5 and 6 on said plan: thence, with the westerly margin of said Pike, southwardly 50 feet; thence, westwardly and parallel with the northerly margin of said lots, to the easterly margin of an alley; thence with said alley northwardly to the corner of Lots Nos. 5 and 6; thence with the line between said two lots eastwardly 204 feet 7 inches to the beginning.

BEING all the same property conveyed to Benjamin B. Lee, by Deed from Heritage KL Properties Partnership, a Tennessee General Partnership composed of Benjamin B. Lee and Hurn M. Kim, of record in Instrument No. 20040121-0008050, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **Benjamin B. Lee** pursuant to a Power of Attorney executed by same on the 6th day of August, 2007, and being filed for record in Instrument No. 20070809-0095452, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 1004 Gallatin Ave, Nashville, TN, 37206

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 WHEREOF, my hands, this 8th day of August, 2007

BENJAMIN B. LEE

BY: _____
EDWARD T. HERBERT, ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Davidson

On this 8th day of August, 2007, before me personally appeared **Edward T. Herbert**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **Benjamin B. Lee**, and acknowledged that he executed the same as the free act and deed of the said Benjamin B. Lee.

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of August, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON