BILL GARRETT, Davidson County
Trans:T20140043226 DEEDWARR
Recvd: 06/18/14 14:13 2 pgs
Fees:13.00 Taxes:2115.85
20140618-0053308

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53526
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Shawn S. Bakker Jeremy T. Bakker 5302 Nevada Avenue Nashville, TN 37209	New Owner

TAX MAP-PARCEL NUMBERS: 09115006400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$571,850.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Craig Woodard and wife, Melanie Woodard,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Shawn S. Bakker and Jeremy T. Bakker,** wife and *husband, hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being part of the southerly part of Block No. 13 on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northerly margin of Nevada Avenue at a point 50 feet west of the westerly margin of 53rd Avenue North, thence with the northerly margin of Nevada Avenue, westwardly 50 feet; thence northwardly and parallel with the westerly margin of 53rd Avenue North 200 feet to an alley; thence eastwardly along the southerly margin of said Alley, 50 feet; thence southwardly 200 feet to the beginning.

Being the same property conveyed to Craig Woodard and wife, Melanie Woodard by deed from Terence A. Giffen and wife, Suzanne E. Giffen, dated May 29, 2009, recorded June 2, 2009 in Instrument No. 20090602-0050564, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 421 Page 18, said Register's Office, to which reference is hereby made for a more complete description.

This is improved property, known as: 5302 Nevada Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11 day of June, 2014.

Craig Woodard

Melanie Woodard

State of ~~TENNESSEE~~ South Carolina
County of ~~DAVIDSON~~ Charleston

On this 11 day of June, 2014 , before me the undersigned authority, personally appeared Craig Woodard and Melanie Woodard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

Monique A. Jenkins
Charleston Co., South Carolina
My Commission Expires: **~~My Comm. Expires April 5, 2020~~**

MONIQUE A. JENKINS NOTARY PUBLIC SOUTH CAROLINA

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $571,850.00

Affiant

Sworn and subscribed before me this the 12 day of June, 2014

Notary Public

My Commission Expires: _____

RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017