THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061117** BILL GARRETT, Davidson County Trans:T20140047385 DEEDWARR Recvd: 07/02/14 14:57 2 pgs Fees:13.00 Taxes:721.50 20140702-0058463	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2014. Notary Public My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015

WARRANTY DEED

Address New Owner: Charles Henry Singer and Carrie Singer 609 Indian Ridge Drive Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155-10-0A-103.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven G. Baker and wife, Lanita D. Baker** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Henry Singer and Carrie Singer, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 40, MCCRORY TRACE ESTATES, as shown on plat of record in Plat Book 6900, Pages 720-723, 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 to Steven G. Baker and wife, Lanita D. Baker by Warranty Deed from Daniel Keith Chessor, an unmarried person, recorded on the 6th day of November, 1997 in Deed Book 10675, Page 398, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCCRORY TRACE ESTATES, as recorded in Plat Book 6900, Page(s) 720-723, corrected in Surveyor's Correction recorded in Book 7825, Page 429.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7241, Page 597 and Book 7576, Page 846.

Terms and provisions of by-Laws recorded in Book 7576, Page 831.

Charter of McCrory Trace Homeowners Association recorded in Book 7576, Page 821.

Agreement for Dedication of Public Utilities Easement as set forth in instrument recorded in Instrument No. 20021104-0134797.

This is improved property located at 609 Indian Ridge Drive Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2014.

Steven G. Baker

Lanita D. Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven G. Baker and Lanita D. Baker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2014.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015