BILL GARRETT, Davidson County
Trans:T20140067355 DEEDWARR
Recvd: 09/10/14 10:49 2 pgs
Fees:13.00 Taxes:1217.30
20140910-0082840

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $329,000.00

Affiant

Subscribed and sworn to before me, this 5th day of September, 2014

Notary Public
My commission expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-22083

Address of New Owner:	Send Tax Bills to:	Tax Information
Curtis A. Baker	New Owner	172140B03800
4633 Sterling Cross		
Nashville, TN 37027		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Scott D. Johnson and wife, Grace Gabat Johnson,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Curtis A. Baker an unmarried man,** 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:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Winfield Park Phase I, Section I, Revision I, of record in Instrument Number 20010313-0024108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott D. Johnson and wife, Grace Gabat Johnson by Quitclaim Deed from Scott D. Johnson, a married man, recorded on March 27, 2006 in Instrument Number 20060327-0034274, Register's Office for Davidson County, Tennessee.

This property is improved property known as **4633 Sterling Cross, Nashville, TN, 37027**

This conveyance is subject to the following: (1) Easements of record in Book 5552, Page 857, said Register's Office; (2) Restrictive Covenants of record in Book 11113, Page 691, said Register's Office; (3) all matters of record in Plat Map Book 9700, Page 765, Register's Office for said County.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this 5th day of September, 2014.

Scott D. Johnson by Triston Jacobs His attorney in fact

Grace Gabat Johnson By Triston Jacobs Her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On September 5, 2014, before me personally appeared, Triston Jacobs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Scott D Johnson and wife Grace Gabat Johnson, and who acknowledged that he executed the same as the free act and deed of Scott D Johnson and wife Grace Gabat Johnson.

Witness my hand and official seal at this 5th day of September, 2014.

Erin Kirouac
Notary Public

My Commission expires: 9/5/18

FILE NO: 2014083204

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON