WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/14 08:05 3 pgs
Fees:18.00 Taxes:558.70
20141028-0099094

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$151,000.00.**

LeAnn Maloney
Affiant

HALE E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 27th day of October, 2014

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The Baker Lovell Trust	SAME	006-00-0-036.06 006-00-0-036.03 006-00-0-036.05 043-09-0-075.00 043-09-0-074.00
P.O. Box 160772		
Nashville, TN 37216	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael Eugene Bise and Clarice Scalf Bise, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The Baker Lovell Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

***Clarice Scalf Bise and Michael Eugene Bise, join in each conveyance to convey any and all marital interest they may have in and to said property, respectively.**

***Clarice Scalf Bise f/k/a Clarice M. Scalf**

M&P 006-00-0-036.06: 2453 Baker Road:
Tract No. 13 of the unrecorded subdivision of the Myers property on Bakers Station Road, in the 10th Civil District and described according to a survey by Odo E. Rhodes, as follows:

Beginning at a point in the center of Bakers Station Road at the southwest corner of Tract #14 as conveyed to George L. Fuqua, et ux, by deed of record in Book 3645, page 457, Register's Office for Davidson County, Tennessee; thence with said Tract #14 North 53 deg. 45' E 4604 feet to the L&N Railroad right of way; thence South 28 deg. E. 200 feet to a point; the corner of Tract #12; thence with Tract #12, South 57 deg. 45' W., 424 feet to the center of Bakers Station Road; thence with the center of said road North 34 deg. 15' W., 140 feet to the beginning.

Being the same property conveyed to Michael Eugene Bise, by deed from Mildred Bise, on May 18, 2004, of record in Instrument Number 20040609-0067973, Register's Office for Davidson County, Tennessee.

M&P 006-00-0-36.03: 2459 Baker Road:
A tract of land situated about 5-1/2 miles north of Goodlettsville, in the 10th Civil District, and described according to a survey by Odo E. Rhodes, surveyor, September 19, 1963, as follows:

Beginning at the southwest corner in the center of Bakers Station Road; said point being westerly with the center of road 1901 feet from a walnut tree in the east boundary line of the Myers tract at the south edge of road; thence N. 53-3/4 deg. E, with Myers and just south of a drain 460 feet to twin cherries in the right of way line the L&N R.R.; thence N. 28 deg. W. with the R.R. 200 feet to a stake; thence S. 49 deg. W. with Myers 583 feet to the center of Bakers Station Road; thence S. 69-1/2 deg. E. 176.5 feet with road to the beginning.

Being the same property conveyed to Michael Eugene Bise, by deed from Mildred Bise, on May 18, 2014, of record in Instrument Number 20040609-0067973, Register's Office for Davidson County, Tennessee.

M&P 006-00-0-36.05: 2465 Baker Road:
Tract No. 15 of the unrecorded subdivision of the Myers property on Bakers Station Road in the 10th Civil District of and described according to a survey by Odo E. Rhodes, as follows:

Beginning at a point in the center of Bakers Station Road, a corner to Tract # 14 which was conveyed to george L. Fuqua, et ux by Deed of record in Book 3645, page 457, Register's Office for said County; thence with Fuqua N. 49 deg. E. 53 feet to a point in the right of way of the L&N Railroad; thence withthe L&N Railroad right of way N. 38 deg. West 250 feet to ap oint, the corner to Tract # 16; thence S. 46 deg. West 656 feet to the center of Bakers Station Road; thence withthe center of said Road S. 52 deg. 30 min. E. 81 feet to a

point; thence continuing with the center of said Road S. 61 deg. E. 76 feet to the point of beginning, and containing 3 acres, more or less.

Being the same property conveyed to Michael Eugene Bise, by deed from Mildred Bise, on May 18, 2004, of record in Instrument Number 20040609-0067972, Register's Office for Davidson County, Tennessee.

M&P 043-09-0-075.00 and 043-09-0-074.00: 213 Lovell Street & vacant lot:
Land in Davidson County, Tennessee, being Lot Nos. 13 & 14 of Block A on the Map of Overlook Estates of record in Book 843, page 105, said Register's Office.

Said Lot Nos. 13 & 14 of Block A, adjoin and front together 100 feet on the northerly margin of Lovell Street and extend back between parallel lines 135 feet to a dead line.

Being the same property conveyed to Melvin N. Keith and *Clarice M. Scalf, as joint tenants with right of survivorship, by deed from J.C. Kyle and spouse, Norma H. Kyle, on March 20, 1998, of record in Book 10879, page 500, Register's Office for Davidson County, Tennessee. Melvin N. Keith having died leaving property to Clarice M. Scalf by right of survivorship.

***Clarice M. Scalf n/k/a Clarice Scalf Bise**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Easement of record in Instrument Number 20140114-0003779, Register's Office Davidson County, Tennessee.
- Subject to all matters as shown on the Plan of record in Book 843, page 105, Register's Office Davidson County, Tennessee.

This is improved property known as: **2453 Baker Road, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 27th day of October, 2014.

Michael E. Bise

Clarice Scalf Bise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Eugene Bise and Clarice Scalf Bise,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 27th day of October, 2014.

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY