WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Jo L. Nicks
Affiant

Subscribed and sworn to before me, this the 12/19/14

Notary Public

My Commission Expires: 8/12/17

STEVEN MEDLOCK NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMMISSION EXPIRES AUGUST 12, 2017

THIS INSTRUMENT WAS PREPARED BY :
Delta Title Services, LLC, 6489 N. Quail Hollow Road, Suite 102, Memphis, TN 38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Baker	Nicholas Baker	119-06-0 002.00
(NAME)	(NAME)	
2019 Rosecliff Drive	2019 Rosecliff Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

,Jo L. Nicks, an unmarried person,

hereinafter called the Grantors, have bargained and sold, and by these presents do hereby bargain, sell, transfer, and convey unto

Nicholas Baker, a single man,

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Lot 93, on the map of subdivision of Lots Nos. 7, 8, 9, 10 and parts of Lots 6, 11, 12 and 13, CUMBERLAND NURSERIES, as shown on plat of record in Book 332, Page 36, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Grantor hereby covenants that the aforementioned real property does not constitute her personal residence or homestead for the state of Tennessee.

Being the same property conveyed to Jo L. Nicks (aka JoRhee Little Nicks), from Thelma Little, deceased, by Affidavits of Heirship of record at Instrument Nos. 200105310056583 and 200105310056584, and 20150108-0002160 in the Register's Office of Davidson County, Tennessee.

This is unimproved ☐ improved ☒ property known as **104 Peachtree Street, Nashville, TN 37210**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantors, our heirs 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, except for All assessments, county taxes due for the tax year 2015, and thereafter, not yet due and payable, all for Parcel Number 119-06-0 002.00.

Subdivision restrictions, building lines and easements of record in Plat Book 332, Page 36; all in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).; 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 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.

BILL GARRETT, Davidson County
Trans:T20150001823 DEEDWARR
Recvd: 01/08/15 13:22 2 pgs
Fees:13.00 Taxes:259.00
20150108-0002161

File Number: 20140767

Witness my hand this December 19, 2014.

Jo L. Nicks

Jo L. Nicks

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, Jo L. Nicks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS, my hand and seal, at office in Memphis, dated 12/19/14.

NOTARY PUBLIC

My Commission Expires: 8/12/17

STEVEN MEDLOCK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES AUGUST 12, 2017