Prepared by:
The Law Office of Ryan Trammel, PLLC
2732B Hartsville Pike
Lebanon, TN 37087

BILL GARRETT, Davidson County
Trans:T20150005499 DEEDWARR
Recvd: 01/22/15 13:56 2 pgs
Fees:13.00 Taxes:290.45
20150122-0006408

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $78,500.00.

Affiant

RYAN TRAMMEL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Subscribed and sworn to before me, this 20 day of January, 2015.

Notary Public
My commission expires: 1-8-2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Craig Stahl Pamela Stahl P.O. Box 1875 Mt. Juliet, TN 37121	New Owner	096090042.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Harry C. Baker, unmarried**, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Craig Stahl and wife, Pamela Stahl**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Woodberry Park as of record in Plat Book 2133, pages 117, 118, and 119, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Said Lot No. 150 fronts 102 feet on the southeasterly margin of Lorna Drive and extends back 144.3 feet on the northeasterly line and 131.8 feet on the southwesterly line to a dead line in the rear, measuring 103 feet thereon.

Being the same property conveyed to Harry C. Baker by deed from Roy Thomas and wife, Margaret Thomas, of record in Instrument No. 200808010078972, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 406 Lorna Drive, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 20th day of January, 2015.

Harry C. Baker

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Harry C. Baker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Lebanon, TN, this 20th day of January, 2015.

Ryan Trammel – Notary Public
State of Tennessee at Large

My Commission expires: January 8, 2017

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY