File BOX 8

BILL GARRETT, Davidson County
Trans:T20150016531 DEEDWARR
Recvd: 03/06/15 14:55 2 pgs
Fees:13.00 Taxes:1108.15
20150306-0019544

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57254
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lauren K. Baker 5606 Cloverland Drive #107 Brentwood, TN 37027	Farmington Mortgage a division of CapStar Bank 2002 Richard Jones Road Suite 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 160150E00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$299,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julia J. Tate, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lauren K. Baker** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Presidents Reserve at Brentwood, Phase 1, shown as Exhibit "E" to the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20061221-0157229. Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Julia J. Tate, a single woman by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, dated December 15, 2006 and recorded on December 21, 2006 of record in Instrument No. 20061221-0157229. Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "E" to the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20061221-0157229, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060317-0030917, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 5606 Cloverland Drive, # 107, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of March, 2015.

Julia J. Tate

State of Tennessee

County of Davidson

On this 6th day of March, 2015, before me the undersigned authority, personally appeared Julia J. Tate, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $299,500.00.

Affiant

Sworn and subscribed before me this 6th day of March, 2015.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary