WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150019370 DEEDWARR
Recvd: 03/17/15 12:42 2 pgs
Fees:13.00 Taxes:591.63
20150317-0022856

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $159,900.00.

Affiant

Subscribed and sworn to before me this 12 day of March, 2015

Notary Public
My Commission expires: 8-11-16
(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:
Chase Chittick	NEW OWNER	006-00-0-036.06
2453 Baker Road		
Goodlettsville, TN 37072		

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, **Amanda Dean, as Successor Trustee for The Lovell Baker Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Chase Chittick, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

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 Andy Maloney, as Trustee for The Baker Lovell Trust, from Michael Eugene Bise and Clarice Scalf Bise, husband and wife, by deed on October 27, 2014, of record in Instrument Number 20141028-0099094, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee of the Baker Lovell Trust.

The property is subject to any and all existing easements and restrictions as shown of record.

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 March 12, 2015.

The Lovell Baker Trust

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, Successor Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 12, 2015

My commission expires 7-3-17

Notary Public

Renese Loveza
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066