WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150031187 DEEDWARR
Recvd: 04/24/15 10:35 2 pgs
Fees: 13.00 Taxes: 1084.10
20150424-0036825

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2005

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Perry	Pinnacle Bank	041-06-0A-027.00 CO
(NAME)	(NAME)	
1708 Executive Way	150 3rd Avenue South, Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Patrick A. Baker and Hollie M. Baker, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Perry and wife, Shannon Perry,** 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:

LAND in Davidson County, Tennessee, being Lot No. 27 as shown on the Final Plat of Liberty Place, of record in Instrument No. 20060606-0066841, as corrected by Surveyor's Certificate Correction in Instrument No. 20060614-0070620, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patrick A. Baker and Hollie M. Baker, husband and wife by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, recorded on the 27th day of August, 2007 in Instrument No. 20070827-0102427, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1708 Executive Way, Nashville, TN 37207
(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 GRANTEES, their 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, unless otherwise herein set out; 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.

Witness my/our hands this 20th day of April, 2005.

Patrick A. Baker

Hollie M. Baker

This conveyance is subject to:

- Taxes for the year 2015 prorated and assumed by grantee herein
- Subject to all matters shown on the Plan of record in Instrument No. 20060606-0066841, Correction in Instrument No. 20060614-0070620, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

State of TN

County of Sumner

Personally appeared before me Patrick A. Baker and Hollie M. Baker, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20 day of April, 2015.

Rebecca Campbell

Notary Public

My Commission Expires: _____

File No.: 150248

