RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155625

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033510 DEEDWARR
Recvd: 05/01/15 14:55 2 pgs
Fees:13.00 Taxes:628.63
20150501-0039636

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2015.

NOTARY PUBLIC

My commission expires: 5/13/16

KAYLA E. LODGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 3, 2016

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Crisp and James S. Crisp Jr. 3132 Jonesboro Drive Nashville, TN, 37214		096 14 0 233.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($169,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SCOTT BAKER, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES CRISP AND JAMES S. CRISP JR., TENANTS IN COMMON WITH FULL RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 212 on the Plan of Hickory Bend, Section 4, as of record in Book 4175, Page 34, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Scott Baker, by Deed dated November 21, 2014 and recorded December 4, 2014, of record in Instrument Number 20141204-0111141, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 3132 Jonesboro Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY/OUR HANDS, this the 28th day of April, 2015.

SCOTT BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Scott Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of April, 2015.

Sarah Simmons
Notary Public

Sarah Simmons
Printed Notary Name

My commission expires: 5/8/2018



Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 209
Gallatin, TN 37066