BILL GARRETT, Davidson County
Trans:T20150053469 DEEDWARR
Recvd: 07/02/15 10:41 2 pgs
Fees:13.00 Taxes:185.00
20150702-0064176

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of June, 2015, by and between DeShay Jones, unmarried, party of the first part, and Baker-Standefer Investments, LLC, party of the second part.

WITNESS: That for and in consideration of Fifty Thousand and no/100 Dollars ($50,000.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 3, Block C on the map of Part One, Homeland Heights, not of record and described according to survey by Blanchard and Parrish Engineers as follows:

Beginning at a point on the westerly margin of Tennessee Highway No. 112 at the common corner of Lots 2 and 3; thence with the line between said lots, westwardly 412.4 feet to a point; thence northwardly 95.2 feet to the common corner of Lots 3 and 4; thence with the line between said lots eastwardly 416.5 feet to the westerly margin of said highway; thence with the margin of same southwardly 100 feet to the beginning.

Being all or part of the same property conveyed to Deshay Jones, by virtue of that certain Warranty Deed dated August 2, 2013, at Instrument No. 20130807-0082832 in the Register's Office of Davidson County, Tennessee.

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(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I amlawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

DeShay Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, DeShay Jones , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of June, 2015.

Notary Public

My Commission Expires: _____

CRYSTAL STATI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Property Owner & Address: Baker-Standefer Investments, LLC
2019 Rose Cliff Dr.
Nashville, TN 37206

Tax Parcel No 05900000900

Property Address: 4559 Clarksville Pike
Nashville, TN 37218

MAIL TAX
BILLS TO: Baker-Standefer Investments, LLC
2019 Rose Cliff Dr.
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $50,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of June, 2018.

Notary Public

My Commission Expires: _____

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019