BILL GARRETT, Davidson County
Trans: T20150056120 DEEDWARR
Recvd: 07/10/15 15:28 2 pgs
Fees: 13.00 Taxes: 814.00
20150710-0067402

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$220,000.00** (Two Hundred Twenty Thousand).

AFFIANT

Subscribed to and sworn before me this 3rd day of July, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES:

KELLEY LYN DAVISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-06-2018 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jerry Baker and Wendy Baker 212 Cross Timbers Drive Nashville, TN 37221	Jerry and Wendy Baker 413 Dahlia Drive Brentwood, TN 37027	14202018100

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEITH MURRAY AND WIFE, SUSAN RODGERS,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JERRY BAKER AND WENDY BAKER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 232 on the Plan of Cross Timbers, Section 4, of record in Book 4175, page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith Murray and wife, Susan Rodgers by deed from Fatima Telwar, unmarried, of record in Instrument #20070508-0055121, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **212 CROSS TIMBERS DRIVE** **NASHVILLE, TN 37221**

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2015073929

WITNESS, this 3rd day of July, 2015

Keith Murray

Susan Rodgers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of July, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith Murray and Susan Rodgers** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 3rd day of July, 2015.

Notary Public

Commission Expires: 03.06.2018

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2018