THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 372,500.00. Sandra McCollum Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July, 2015. Notary Public MY COMMISSION EXPIRES: 2-18-18 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Baker	SWBC Mortgage Corp.	MAP
1008 Beech Tree Lane	9311 San Pedro #100	PARCEL 171-08-0A-031.00-CO
Brentwood, TN 37027	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **James Lotz, Jr. , a/k/a James Wendell Lotz and Rebecca R. James, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John L. Baker and Elizabeth R. Baker, husband and wife**

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. 31 on the Plan of Subdivision Plat of Cottonport Plantation, Phase I of record in Plat Book 6900, Page (s) 529 and 530, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Lotz, Jr., and Rebecca R. James, husband and wife by Warranty deed from Max J. Grazia and Roberta Grazia, husband and wife of record in Book 9934, page 71, Register's Office for Davidson County, Tennessee, dated January 09, 1996 and recorded on February 01, 1996.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1008 Beech Tree Lane, Brentwood, TN 37027.**

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150056238 DEEDWARR
Recvd: 07/13/15 09:03 2 pgs
Fees:13.00 Taxes:1378.25
20150713-0067548

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 our hand( ) this the 30 day of June, 2015.

James Lotz, Jr.

Rebecca R. James

STATE OF OHIO
COUNTY OF Summit

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Lotz, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of June, 2015.

My Commission expires: 10-16-2016

Notary Public

SHEILA K. PUCELLA
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Stark County
My Comm. Exp. 10/16/16

STATE OF OHIO
COUNTY OF Summit

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebecca R. James** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of June, 2015.

My Commission expires: 10-16-2016

Notary Public

SHEILA K. PUCELLA
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Stark County
My Comm. Exp. 10/16/16