WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant 07/02/15

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans:T20150059826 DEEDWARR
Recvd: 07/22/15 13:27 2 pgs
Fees:13.00 Taxes:1202.50
20150722-0071868

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Molly R. Cripps	F+M Bank	
(NAME)	(NAME)	
824 Hillview Heights	50 Franklin Street	**105140C04800CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WILLIAM WILSON BAKER, JR. AND EMILE ANDERSON HUBBARD-BAKER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MOLLY R. CRIPPS, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 824 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to William Wilson Baker, Jr. and Emile Anderson Hubbard-Baker, husband and wife by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, recorded on the 27th day of August, 2007 in Instrument No. 20070827-0102066, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CD ELLIOTTS PLAN, as recorded in Plat Book 21, Page(s) 78, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20070525-0062832, 20070604-0065994 and 20070614-0071575 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Homeowners Association recorded at Instrument No. 20070703-0079126.
- Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument Nos. 20060623-0075251, 20060809-0098054 and 20060809-0098082.
- Easement for Cable Television and Maintenance, recorded in Instrument No. 20000418-0038819.
- Stormwater Detention Agreement recorded at Instrument No. 20060623-0075219.
- Memorandum of Lease recorded in Book 10584, Page 149.
- Attorney's Certificate recorded at Instrument No. 20070822-0100253.

- Matters disclosed on the survey prepared by Ragan Smith Associates dated November 16, 1996, last revised on December 26, 1996.
- Rights or claims of tenants, as tenants only, in possession pursuant to unrecorded tenant lease agreements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **824 Hillview Heights, Nashville, Tennessee 37204**.

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. 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 hand(s) this the 2nd DAY OF JULY, 2015.

William Wilson Baker, Jr.

Emile Anderson Hubbard-Baker

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM WILSON BAKER, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of July, 2015.

Notary Public
My Commission Expires: 4-8-2018
(SEAL)

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILE ANDERSON HUBBARD-BAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of July, 2015.

Notary Public
My Commission Expires: 4-8-2018
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212