THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15064556

BILL GARRETT, Davidson County
Trans:T20150074966 DEEDWARR
Recvd: 09/02/15 14:00 2 pgs
Fees:13.00 Taxes:435.68
20150902-0089488

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $117,750.39.

Affiant

Subscribed and sworn to before me, this 1st day of September, 2015.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jerry Baker	Jerry and Wendy Baker	Tax Parcel ID No.
230 COLT DR	413 Dahlia Drive	12810015100
Nashville TN 37221-1515	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy Baumgartner and Rebecca Baumgartner, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gerald Ezell Baker and Wendy Lyn Baker, as Trustees of The 2015 Wendy and Jerry Baker Revocable Trust** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Stacy Square, Section 4, as of record in Book 4460, Page 12 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy Baumgartner and Rebecca Baumgartner by Warranty Deed from Chris A. Cunningham and Catherine A. Cunningham, recorded on the 31st day of March, 2004 in Instrument No. 20040331-0036521, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 STACY SQUARE, SECTION 4, as recorded in Plat Book 4460, Page(s) 12.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4504, Page 406.

This is improved property located at 230 COLT DR Nashville TN 37221-1515

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of September, 2015.

Timothy Baumgartner

Rebecca Baumgartner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Baumgartner and Rebecca Baumgartner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 10, 2018