WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$61,000.00.**

Affiant

Subscribed and sworn to before me this 22 day of October, 2015

Notary Public
My Commission expires: 2/8/19
(Affix Seal)

HALE E. WILSON, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Meredith Gould	SAME	006-00-0-36.05
2817 Belcourt Avenue		
Nashville, TN 37212		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Successor Trustee for The Baker Lovell Trust,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Meredith Gould**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract No. 15 of the unrecorded subdivision of the Myers property on Bakers Station Road in the 10th Civil District of and described according to a survey by Odo E. Rhodes, as follows:
Davidson County, Tennessee
Beginning at a point in the center of Bakers Station Road, a corner to Tract # 14 which was conveyed to george L. Fuqua, et ux by Deed of record in Book 3645, page 457, Register's Office for said County; thence with Fuqua N. 49 deg. E. 53 feet to a point in the right of way of the L&N Railroad; thence withthe L&N Railroad right of way N. 38 deg. West 250 feet to ap oint, the corner to Tract # 16; thence S. 46 deg. West 656 feet to the center of Bakers Station Road; thence withthe center of said Road S. 52 deg. 30 min. E. 81 feet to apoint; thence continuing with the center of said Road S. 61 deg. E. 76 feet to the point of beginning, and containing 3 acres, more or less.

Being the same property conveyed to Andy Maloney, as Trustee for The Baker Lovell Trust, from Michael Eugene Bise and Clarice Scalf Bise, husband and wife, by deed on October 27, 2014, of record in Instrument Number 20141028-0099094, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee of the Baker Lovell Trust.

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: **2465 Baker Road, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this October 22, 2015.

The Baker Lovell Trust

By Amanda Dean, Successor Trustee

Davidson County DEEDWARR
Recvd: 10/29/15 08:54 2 pgs
Fees:13.00 Taxes:225.70
20151029-0109943

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Successor Trustee for The Baker Lovell Trust** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 22, 2015

My commission expires 5-5-19

Emmalyn G Hendrick
Notary Public

EMMALYN G HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.