WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of November, 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SHANNON PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Earl Graham Baker Jr Nelda K. Baker	Flagstar Bank	171080a10600co
(NAME)	(NAME)	
805 Old Thrasher Court	P O Box 371891	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Pittsburgh, PA 15250	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John B. Starnes and wife, Teresa L. Starnes**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Earl Graham Baker Jr and Nelda K. 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, TN, being Lot No. 106 on the Plan of Cottonport Plantation, Phase II, of record in Plat Book 6900, Page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John B. Starnes and wife, Teresa L. Starnes, by Warranty Deed from Radnor Homes, Inc., a Tennessee corporation, of record in Book 9052, Page 508, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 805 Old Thrasher Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20150095580 DEEDWARR
Recvd: 11/10/15 08:19 2 pgs
Fees:13.00 Taxes:1461.50
20151110-0114162

Witness my/our hands this 3rd day of November, 2015.

John B. Starnes

Teresa L. Starnes

State of Tennessee
County of Williamson

Personally appeared before me John B. Starnes and Teresa L. Starnes, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of November, 2015.

Notary Public
My Commission Expires: _____

File No.: 10122

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017