THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **820,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2016. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20160015111 DEEDWARR
Recvd: 02/24/16 10:23 2 pgs
Fees:13.00 Taxes:3034.00

20160224-0017496

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine C. Barggren, Trustee	owner	MAP 104-13-0-F
125 Brighton Close		PARCEL 125.00-CO
Nashville, TN 37205-2501		
(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, I, **Carolyn C. Baker, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christine C. Barggren, Trustee of The Amended and Restated Christine C. Barggren Revocable Trust dated May 5, 2014**

HEREINAFTER CALLED THE GRANTEE, HER 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 part of Tract II on the Plan of Second Revision of the Brighton Close Boundary, as of record in Plat Book 6900, page 716, and being shown as Unit No. 125 on the Plan of Units 125, 135 & 136, Brighton Close, Phase II, a Planned Unit Development, as of record in Plat Book 6900, page 869, amended in Plat Book 7900, page 136, and Plat Book 7900, page 246, amended by Surveyor's Certificate of Correction of record in Book 8418, page 215, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mitchell A. Watts, Trustee, by Quitclaim Deed from Carolyn C. Baker, unmarried of record in Instrument No. 20081022-0105797, Register's Office for Davidson County, Tennessee, dated October 17, 2008 and recorded on October 22, 2008, and within the same deed the said Mitchell A. Watts, Trustee, conveyed his interest in the subject property to Carolyn C. Baker, unmarried.

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 IMPROVED property known as **125 Brighton Close, Nashville, TN 37205-2501.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 hand this the 18 day of February, 2016.

Carolyn C. Baker

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn C. Baker** 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 18th day of February, 2016.

My Commission expires: 10/08/16

Notary Public State of Florida
Judy Ann Brown
My Commission EE 837352
Expires 10/08/2016

Notary Public