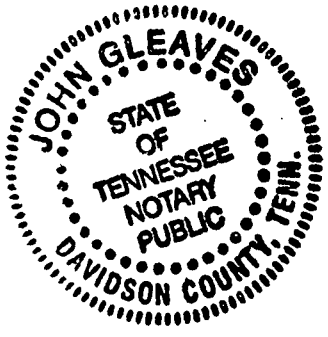
 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Tennessee The actual consideration or value, whichever is greater, for this transfer is $175,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2016. Notary Public My commission expires: 3618

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Carl Andrew Baker	new owner	**049-15-0-A-013.00CO,049-1**
208 Flint Ridge Court		
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jason A. Friedman and wife, Monica Friedman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Carl Andrew Baker, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 208-A and 208-B on the Plan for Flint Ridge Homes formerly known as Deer Meadows - Phase II, attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070124-0009978, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Friedman and wife, Monica Friedman by Warranty Deed from Epandco Holdings, LLC, a Delaware limited liability company, of record in Instrument No. 20081218-0121242, Register's Office for Davidson County, Tennessee, dated December 12, 2008 and recorded on December 18, 2008.

BILL GARRETT, Davidson County
Trans:T20160031910 DEEDWARR
Recvd: 04/19/16 11:21 2 pgs
Fees:13.00 Taxes:647.50
20160419-0037664

SP 11/2015

This is ☑ improved ☐ unimproved property known as **208 Flint Ridge Court, Whites Creek, TN 37189.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of April, 2016.

Jason A. Friedman

Monica Friedman

STATE OF Calif
COUNTY OF Ventura

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jason A. Friedman and Monica Friedman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he/she~~/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of April, 2016.

Notary Public
My Commission Expires: Aug 12, 2019

SUKHJINDER K. DHANOA
Commission # 2119541
Notary Public - California
Ventura County
My Comm. Expires Aug 12, 2019

SolomonParks File No. 416026