6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160034897 DEEDWARR
Recvd: 04/28/16 08:55 2 pgs
Fees: 13.00 Taxes: 1554.00
20160428-0041282

I. DYKE ATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William A. Baker II	William A. Baker II	07115005200
(NAME)	(NAME)	
P. O. Box 60824	P.O. Box 60824	07205013100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, I, **Melvil Le Rhun,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William A. Baker II, an unmarried man,** 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:

Tract I-126 Lucile Street, Nashville, TN 27207

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Eastmoreland Place, Shields Subdivision of Gleaves, Land, as of record in Plat Book 161, Page 170, Register Office for said County, to which plan reference is made for a more complete description. Said Lot No. 18 front 50.0 feet on the southerly margin of Lucille Street, and extends back between parallel lines 140.0 feet to a deed line in the rear.

Being the same property conveyed to Melvil Le Rhun by deed from Greta Gaines of record in Instrument No. 20130514-0048648, Register's Office for Davidson County, Tennessee.

Tract II-1026 E. Trinity Lane, Nashville, TN 37216

Land in Davidson County, Tennessee, being Lot No. 35 in the Plan of Dr. E.T. Brown's Subdivision of the J.B. King Land, as of record in Book 332, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 50 feet on the south side of Trinity Road or Lane and runs back between lines 447.4 feet on the east side line and 437.5 feet on the west line to a dead line, and shows 51 feet on said dead line.

Being the same property conveyed to Melvil Le Rhun by deed from Federal Home Loan Mortgage of record in Instrument No. 20130618-0062255, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 126 Lucile Street, Nashville, TN 37207; 1026 E Trinity Lane, Nashville, TN 37216

(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.

Witness my/our hands this 25th day of April, 2016.

Melvil Le Rhun

State of Tennessee
County of Davidson

Personally appeared before me Melvil Le Rhun, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Baker

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN