WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/16 15:35 3 pgs
Fees:18.00 Taxes:1535.50
20160601-0055248

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $415,000.00.

Clifford Wyatt Closed
Affiant

Subscribed and sworn to me on May 31st, 2016.

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
3444 Lebanon Pike, LLC 3444 Lebanon Pike Hermitage, TN 37076	NEW OWNER	08601007400

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and Kathleen M. Baker, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto 3444 Lebanon Pike, LLC, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the final plat of Edwin S. Randall, Jr. Resubdivision of record in Plan Book 6900, Page 623, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Billie Lee Randall, a single woman, sole heir and Executrix with full power of sale under the Will of Edwin S. Randall, deceased to Ben A. Baker and wife Kathleen M. Baker as recorded on the 29th day of December, 1988 in Book 7738, Page 761; Quitclaim Deed from Ben A. Baker and wife, Kathleen M. Baker to Baker and Baker Family Partnership, LP as recorded on the 1st day of June, 2005 in Instrument No. 20050601-0061726 and Quitclaim Deed from Baker and Baker Family Partnership, LP to Kathleen M. Baker as recorded on the 4th day of January, 2011 in Instrument No. 20110104-0000838, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3444 Lebanon Pike, Hermitage, TN 37076

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on May 31st, 2016.

Kathleen M. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On May 31st, 2016, before me personally appeared Kathleen M. Baker, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 31st of May, 2016.

NOTARY PUBLIC

My Commission Expires: 11-16-2017



Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017