WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046419 DEEDWARR
Recvd: 06/02/16 10:16 2 pgs
Fees:13.00 Taxes:2099.01
20160602-0055497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $567,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of May 2016

Notary Public

MY COMMISSION EXPIRES: 6-30-19
(AFFIX SEAL)

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sarah Elizabeth Lackney	Sarah Elizabeth Lackney	093 13 0K 002.00
(NAME)	(NAME)	
1411 B Hawkins Street	1055 Pine St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Sixty-Seven Thousand Three Hundred And No/100 Dollars ($567,300.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Iris Baker and husband, Joseph A. Baker**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah Lackney, a single woman and Che B. Mock, a single man, as joint tenants with right of survivorship**, 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, Tennessee, being Unit No. 1411 B on the Resubdivision of (Partition) of the Westerly Part of Lot 49, Sigler's Addition to Nashville, recorded in Plat in Instrument No. 20130305-0021701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, and being further established by the Declaration of Covenants, Conditions and Restrictions for Hawkins Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130328-0030711, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Iris Baker and husband Joseph A. Baker by Warranty Deed from Edgehill Partners, LLC, a Tennessee Limited Liability Company dated August 16, 2013 and recorded

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August 23, 2013 as Instrument No. 201308230089068, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1411 B Hawkins Street, Nashville, TN 37203

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, has 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 our hands this 31st day of May, 2016.

Iris Baker

Joseph A. Baker

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Iris Baker and husband, Joseph A. Bakerthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2016.

Notary Public

My Commission Expires:

(SEAL)

HEATHER F. S. FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

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