This Instrument Prepared By:
Margaret R. Means, Esq.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16313

BILL GARRETT, Davidson County
Trans:T20160048245 DEEDWARR
Recvd: 06/08/16 09:00 3 pgs
Fees:18.00 Taxes:1221.00
20160608-0057652

Send Tax Bills To:
New Owner

New Owner is:
Robert Brian Baker
4221 Brackenwood Dr.
Old Hickory, TN 37138

MAP: 075-09-0

PARCEL: 153.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Arthur J. Anderson and Linda D. Mayberry**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Robert Brian Baker and Stephanie L. Baker**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **4619 Old Hickory Blvd., Old Hickory, TN 37138**

A certain tract or parcel of land in the 4th Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Beginning at the southwest corner of the land conveyed to Bob Washington by T.A. Peek and wife, as of record in Book 621, Page 450, R.O.D.C., Tennessee, and running easterly with the southern boundary of said property 128.6 feet to a point; thence northerly and on a line parallel with the western boundary of said property 338.5 feet to a point; thence westerly and along the northern boundary of said property 128.6 feet to a point; thence southerly 338.5 feet and along the western boundary of said property to the point of beginning.

INCLUDED in the above described tract, but specifically EXCLUDED therefrom is an 8 foot wide strip reserved in the deed from T.A. Peek and wife, Georgie E. Peek to Bob Washington and wife, Mary Washington, of record in Book 621, Page 450, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Arthur J. Anderson and Linda D. Mayberry, by Quitclaim Deed from Arthur J. Anderson, dated 2/4/14 and recorded 2/7/14 in Instrument No. 20140207-0010795; and being the same property previously conveyed to Arthur J. Anderson and wife, Ruth C. Anderson, by Quitclaim Deed from Roy T. Alexander, dated 9/17/82 and recorded 9/21/82 in Book 5939, Page 471; and being the same property previously conveyed to Arthur J. Anderson and Roy T. Alexander, by Installment Deed from Mary Moore Washington, a widow, dated 5/16/78 and recorded 5/16/78 in Book 5286, Page 263, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of June, 2016.

GRANTOR(S):

ARTHUR J. ANDERSON

LINDA D. MAYBERRY

ACKNOWLEDGEMENT

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Arthur J. Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6th day of June, 2016.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-5-18

STATE OF Florida
COUNTY OF Charlotte

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Linda D. Mayberry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 1st day of June, 2016.

CARINA P. CONNOLLY
Notary Public - State of Florida
Commission # FF 899812
My Comm. Expires Jul 14, 2019
Bonded through National Notary Assn.

NOTARY PUBLIC
My Commission Expires: July 14, 2019

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$330,000.00~~.

AFFIANT

SWORN TO and subscribed before me this 6th day of June, 2016.

NOTARY PUBLIC
My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY