WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160048266 DEEDWARR
Recvd: 06/08/16 09:14 2 pgs
Fees: 13.00 Taxes: 777.00
20160608-0057667

J-AB-16-644-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES

MARY BIRTHA TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tony Thompson	**USAA**	
(NAME) **644 Granwood Boulevard**	(NAME) **10750 McDermott Freeway**	**063-16-0A-041.00-CO**
(ADDRESS) **Old Hickory, TN 37138-4240**	(ADDRESS) **San Antonio, TX 78288**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY C. BAKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TONY THOMPSON, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Development) of record in Plat Book 6900, Pages 550 through 552, inclusive, and Certificate of Correction of record in Book 7462, Page 445, and by amendment to Change Name of record in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary C. Baker, unmarried by Quitclaim deed from Joni J. Perez, unmarried of record in Instrument No. 20160304-0020875 Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 04, 2016.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- All matters shown on the PUD Boundary Plat in Book 6900, page 405, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 550 through 552, inclusive and Certificate of Correction of record in Book 7462, Page 445 and by amendment to Change Name of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7351, Page 852, as amended in Book 7451, page 739 and Book 8336, page 393 (for Hampton Park--formerly Chitwood Downs), Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter for Chitwood Downs Homeowner's Association, changed the name to Hampton Park Homeowner's Association of record in Book 8833, Page 216; Charter for Hampton Park in Book 8517, Page 762 and Book 7431, page 204, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas of record in Book 8207, Page 276, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 8007, Page 235; Book 7460, Page 930; Book 7489, Page 515; and Book 8657, Page 179, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Flowage of record in Book 2247, Page 75, in the aforesaid Register's Office.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **644 Granwood Boulevard , Old Hickory, Tennessee 37138-4240**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 3rd DAY OF JUNE, 2016.

Gary C. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY C. BAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212