WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

J-CB-16-2803

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary C. Baker **William A. Baker**	**New Owner**	
(NAME) **P.O. Box 60824**	(NAME)	**072-10-0-082.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **AJT ROBERTS PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY C. BAKER AND WILLIAM A. BAKER, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 lying and being in Davidson County, Tennessee, and further described as follows:

Tract 1:

A tract of land in Davidson County, Tennessee, being a portion of Lot "A" on the Map of Bush Spain's Subdivision of part of The Zack Stull Land of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin in the west right of way of Gallatin Road, same being 114.97' North of the North right of way of Spain Avenue, thence with said right of way of Gallatin Road S 23 deg. 30' W 50.00' to an existing iron pin, thence leaving said right of way N 66 deg. 30' W 187.80' to an existing iron pin, thence 23 deg. 30' E 50.00' to an existing iron pin, thence S 66 deg. 30' E 187.80' to the point of beginning containing 0.215 acres, more or less.

Tract 2:

A tract of land in Davidson County, Tennessee, being a portion of Lot "A" on the Map of Bush Spain's Subdivision of part of The Zack Stull Land of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin in the west right of way of Gallatin Road, same being 64.97' North of the North right of way of Spain Avenue, thence with said right of way of Gallatin Road S 23 deg. 30' W 64.97' to an existing iron pin in the North right of way of Spain Avenue, thence with said right of way of Spain Avenue N 66 deg. 30' W 187.80' to an existing iron pin, thence, N 23 deg. 30' E 64.97' to an existing iron pin, thence S 66 deg. 30' E 187.80' to the point of beginning containing 0.280 acres, more or less.

Being the same property conveyed to AJT Roberts Partners LLC, a Delaware limited liability company by Quitclaim deed from James A. Roberts and Susan L. Roberts of record in Instrument No. 20111222-0099915 Register's Office for Davidson County, Tennessee, dated December 16, 2011 and recorded on December 22, 2011. (Value of consideration shown in aforementioned deed $0.)

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easements of record in Book 4178, Page 160, Book 4178, page 538, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20160048297 DEEDWARR
Recvd: 06/08/16 09:34 2 pgs
Fees: 13.00 Taxes: 2290.30

20160608-0057844

- Restriction as contained in Deed of record in Instrument Number 20021231-0162582 and Instrument Number 20070615-0071764, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2803 Gallatin Pike , Nashville, Tennessee 37216-3712**.

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.

AJT Roberts Partners LLC

BY: _____
James A. Roberts, Member

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. ROBERTS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/~~herself~~ to be the MEMBER of AJT Roberts Partners LLC, a Delaware limited liability company, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

My Commission Expires:
12/30/17

ROSEMARY MARTINEZ
Commission # 2053831
Notary Public - California
Alameda County
My Comm. Expires Dec 30, 2017

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