 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $210,100.00. Stephen C. Pryor Affiant Subscribed and sworn to before me, this 6th day of June, 2016. Mitchell A Watts Notary Public My commission expires: 8.21.17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
557 Sam Ridley Parkway, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Stephen C. Pryor	Stephen C. Pryor	119-11-0-073.00
2809 Ennis Road	2809 Ennis Road	
Nashville, TN 37210	Nashville, TN 37210	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Elizabeth A. Baker, a married woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Stephen C. Pryor, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Mashburn Heights, of record in Plat Book 1835, Page 1, 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 Elizabeth A. Baker, a single woman by Warranty Deed from Charles E. Walker, of record in Instrument No. 20110505-0034521, Register's Office for Davidson County, Tennessee, dated April 28, 2011 and recorded on May 05, 2011.

Jeff Yeager, spouse of Elizabeth A. Baker, joins in the execution of this instrument to convey all his right, title, and interest he may have acquired in the subject property.

This is improved property known as **2809 Ennis Road, Nashville, TN 37210.**

BILL GARRETT, Davidson County
Trans:T20160048402 DEEDWARR
Recvd: 06/08/16 11:27 2 pgs
Fees:13.00 Taxes:777.37



20160608-0057868

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TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

This conveyance is subject to Subject to all matters shown on the Plan of record in Plat Book 1835, Page 1, Register's Office for Davidson County, Tennessee. Easements of record in Book 1850, Page 439, in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of June, 2016.

Elizabeth A. Baker

Jeff Yeager

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Elizabeth A. Baker and Jeff Yeager, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

Hillary Pate

Notary Public
My Commission Expires: _____

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020

SolomonParks File No. 7016134

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