Davidson County	**DEEDWARR**
Recvd: 06/08/16 13:32	**2 pgs**
Fees:13.00 Taxes:1646.50	
20160608-0057963	

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $445,000.00

Affiant

Subscribed and sworn to before me, this 31st day of June, 2016.

Notary Public
My commission expires: 5-8-19

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph A. Baker	~~New Owner~~	072-09-2A-002.00-CO
921 B Delmas Avenue	Pinnacle	
Nashville, TN 37216	150 3rd Ave S. Ste 900 Nashville, TN 37201	

GRN- 161895

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Profile & Principle, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joseph A. Baker and Iris Baker, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 921B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 921 Delmas Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150724-0073061, and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Mark Johnson and wife, Paulleter Johnson by Warranty deed from Walter Glenn Farmer and wife, Linda A. Farmer of record in Book 10034, page 894 Register's Office for Davidson County, Tennessee, dated April 29, 1996 and recorded on May 01, 1996.

Being a portion of the same property conveyed to Profile & Principle, LLC by Warranty deed from Mark Johnson and Paulleter Johnson, husband and wife of record in Instrument No. 20150724-0073060 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on July 24, 2015.

This property is improved property known as **921 B Delmas Avenue, Nashville, TN, 37216.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 332, Page 33; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150724-0073061, 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; (3) 2016 County property taxes not yet due and payable.

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 31st day of May, 2016.

Profile & Principle, LLC, a
Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative for Profile & Principle, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

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

_____
Notary Public

My Commission expires: 9-19-18

ANNETTE SELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016054485

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018