BILL GARRETT, Davidson County
Trans:T20160054076 DEEDWARR
Recvd: 06/24/16 12:40 2 pgs
Fees:13.00 Taxes:610.50
20160624-0064721

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jacques D. & Lola K. Baker
2941 Edge Moor Drive
Nashville, TN 37217-4050

SEND TAX BILL TO:
owner at property address

MAP/PARCEL 150-05-0-223.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Ashley Ridley and husband, Shamarri Ridley,** has this day bargained and sold, and does hereby transfer and convey unto **Jacques D. Baker, unmarried and Lola K. Baker, unmarried, as tenants in common with full rights of survivorship,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 689 on the Plan of Section 17, Edge-O-Lake Estates of record in Plat Book 4460, Page 44, 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 Ashley Ridley, married by Quitclaim deed from Shamarri Ridley of record in Instrument No. 20140613-0051848 Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on June 13, 2014.

Shamarri Ridley, the spouse of Ashley Ridley, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Shamarri Ridley.

This is improved property known as: **2941 Edge Moor Drive, Nashville, Tennessee 37217.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 4460, page 44, and restrictions in Book 4549, page 802, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 20th day of June, 2016.

Ashley Ridley
Ashley Ridley

Shamarri Ridley
Shamarri Ridley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Ashley Ridley and Shammarri Ridley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of June, 2016.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $165,000.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No: 169390