PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160059986 DEEDWARR
Recvd: 07/13/16 12:50 2 pgs
Fees:13.00 Taxes:1472.60
20160713-0071781

W & I Ref: (RF) Title No.: 58401
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Allison Flowers Baker 711 Kendall Drive Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 10306019500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$398,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David M. Tudor and Elizabeth Ball Tudor, as joint tenants with right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allison Baker, aka Allison Flowers Baker, unmarried,** hereinafter called the **Grantee**, Grantee's 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. 16 on the Plan of Brookside Court Addition No. 3 of record in Book 1835, page 107, Register's Office for said County. Said Lot No. 16 fronts 85 feet on the westerly margin of Kendall Drive and extends back 179.15 feet on the northerly line and 171.87 feet on the southerly line to a dead line in the rear, measuring 85 feet thereon. Together with and subject to a Deed of Easement for driveway purposes of record in Book 5172, page 478, said Register's Office and Grant of Appurtenant Easement of record in Instrument No. 20110426-0031738, said Register's Office.

Being the same property conveyed to David M. Tudor and Elizabeth Ball, joint tenants with right of survivorship by Warranty Deed from Catherine A. Vest, an unmarried woman, dated March 8, 2013 and recorded on March 12, 2013 of record in Instrument No. 20130312-0024633, Register's Office for Davidson County, Tennessee. The said Elizabeth Ball is now known as Elizabeth Ball Tudor.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 107, said Register's Office, which Plan shows a 30, foot minimum building setback line from Kendall Drive, and a 20 foot easement for public utility purposes along the rear line of said lot, along with overhead lines. Deed of Easement for Driveway purposes of record in Book 5172, page 478, said Register's Office. Grant of Appurtenant Easement for location of wooden fence and concrete drive of record in Instrument No. 20110426-0031738, said Register's Office.

This is improved property, known as 711 Kendall Drive, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of July, 2016.

David M. Tudor **Elizabeth Ball Tudor**

State of Tennessee

County of Davidson

On this 8th day of July, 2016, before me the undersigned authority, personally appeared David M. Tudor and Elizabeth Ball Tudor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WESLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $398,000.00.

Affiant

Sworn and subscribed before me this 8th day of July, 2016.

Notary

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/18/2016