BILL GARRETT, Davidson County
Trans:T20160062475 DEEDWARR
Recvd: 07/20/16 13:56 2 pgs
Fees:13.00 Taxes:1073.00
20160720-0074808

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2016060016

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $290,000.00

Sworn to and subscribed before me this 19th day of July, 2016.

Affiant

Notary Public

BROOKE SHOAF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 05/06/2019

Address of New Owner:
James E. Baker, et al.
906 Quail Valley Dr.
Brentwood, TN 37027

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
171-03-0B-151.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mason L. Alvis and wife, Jane A. Alvis** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James E. Baker and wife Ruby Jean Baker** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 67 on the Plan of Revision One a Horizontal Property Regime (Private Element) Phase One Section Three Townhomes of Fredericksburg, of record in Plat Book 9700, Page 485 and revised in Plat Book 9700, Page 534, 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 Mason L. Alvis and wife, Jane A. Alvis by Warranty deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership of record in Book 11229, page 987, Register's Office for Davidson County, Tennessee, dated November 30, 1998 and recorded on December 02, 1998.

This is improved property known as **641 Old Hickory Boulevard Unit #52, Brentwood, TN 37027.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _X___ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 19th day of July, 2016.

Mason L. Alvis

Jane A. Alvis

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Mason L. Alvis and Jane A. Alvis, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2016.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019