THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16088879** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF ~~TENNESSEE~~) Illinois COUNTY OF ~~DAVIDSON~~) Franklin The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Mackenzie E. Martin Affiant Subscribed and sworn to before me, this 14th day of September, 2016. Kathy L Storey Notary Public My Commission Expires: 1-22-2019 NOTARY PUBLIC STATE OF ILLINOIS KATHY L STOREY "OFFICIAL SEAL" My Commission Expires January 22, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Scot D. Baker and Lisa C. Allen-Baker 1311 Howard Avenue Nashville TN 37216-2718	21976 Egbert Hill Rd Grass Valley, CA 95949	Tax Parcel ID No. 072-03-0-169.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mackenzie E. Martin, an unmarried woman, and Mallory Martin, an unmarried woman as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Scot D. Baker and Lisa C. Allen-Baker, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BILL GARRETT, Davidson County
Trans:T20160081817 DEEDWARR
Recvd: 09/19/16 11:25 2 pgs
Fees:13.00 Taxes:1202.50
20160919-0098150

Land in Davidson County, Tennessee, being the Easterly half Lot No. 155 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, together with shared Driveway Agreement of record in Book 10746, Page 570, 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 Mackenzie E. Martin, an unmarried woman and Mallory Martin, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Richard B. Perry, a married man of record in Instrument No. 20150728-0074272 Register's Office for Davidson County, Tennessee, dated July 23, 2015 and recorded on July 28, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.

This is improved property located at 1311 Howard Avenue Nashville TN 37216-2718

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14 day of September, 2016.

Mackenzie E. Martin

Mackenzie E. Martin

Mallory Martin

Mallory Martin

STATE OF Illinois)
COUNTY OF Franklin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mackenzie E. Martin and Mallory Martin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of September, 2016.

Kathy L Storey

Notary Public
My Commission Expires: 1/22/2019

NOTARY PUBLIC STATE OF ILLINOIS

KATHY L STOREY
"OFFICIAL SEAL"
My Commission Expires
January 22, 2019