BILL GARRETT, Davidson County
Trans:T20160086025 DEEDWARR
Recvd: 09/30/16 09:25 2 pgs
Fees:13.00 Taxes:1191.40
20160930-0103122

20278
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Susan Finch
708 Gleniris Court
Nashville, TN 37221

Send Tax Bills to:
NEW OWNER

Map/Parcel: 142130A14800CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Russel D. Baar and Carolyn M. Baar, Trustees of The Russel D. and Carolyn M. Baar Trust dated 6/15/06**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Susan Finch, an unmarried woman, William Finch, a married man and Nathan Keith, an unmarried man, as tenants in common with the right of survivorship**, 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, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 148 on the Plan of Riverside, Phase 2, of record in Book 7900, page 656, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Russel D. Baar and Carolyn M. Baar, Trustees under the terms of The Russel D. and Carolyn M. Baar Trust dated 6/15/06, by quiclaim deed from Russel D. Baar and wife, Carolyn M. Baar, dated June 15, 2006, and filed in Instrument No. 20060927-0119255, said Register's Office.

This conveyance is subject to any and all existing easements, restrictions and building lines of record and all zoning regulations applicable.

This is improved property known as: 708 Gleniris Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEES, 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/our hand(s) as on the date shown on the Notary forms.

Russel D. Baar, Trustee

Carolyn M. Baar, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Monterey

On the September 27, 2016 before me, Melissa Hughes a Notary Public, personally appeared Russel D. Baar and Carolyn M. Baar, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

MELISSA HUGHES
Commission # 2123352
Notary Public - California
Monterey County
My Comm. Expires Aug 14, 2019

Name: Melissa Hughes
(Typed or Printed)

(Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $322,000.00.

_____
Affiant

Subscribed and sworn to before me this 27th day of September, 2016.

_____
Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

KS/mh