BILL GARRETT, Davidson County
Trans:T20160088621 DEEDWARR
Recvd: 10/07/16 12:01 3 pgs
Fees:18.00 Taxes:887.63
20161007-0106397

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **29th day of September, 2016**, by and between **Camille B. Harrison, unmarried**, party of the first part, and **Chase Baker and wife, Hannah Gordon,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee**:

Being Lot No. 79 on the Plan of First Revision of Somerset Farms, Section 4, Phase 1 of record in Plat Book 9700, Page 157, 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 by Warranty Deed of record in Book 10477, Page 133 and re-recorded in Book 10703, Page 753, in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT: Matters shown on plat of record in Plat Book 9700, Page 157; Charter of record in Book 7382 Page 225, Book 7820 Page 605, Book 8235 Page 521 and Book 8584 Page 20; Deed to common areas for HOA of record in Book 9101 Page 667; Drainage Easement of record in Book 3314 Page 23; Restrictions of record in Book 8556 Page 11, Book 9383 Page 526, Book 9662 Page 869, Book 10190 Page 182, Book 10410 Page 89 and Book 11433 Page 936; Bylaws of record in Book 8556 Page 25; PUD Boundary Plat of record in Book 7900 Page 327; Easement of record in Book 7349 Page 564; and 2016 **Davidson** County real estate taxes, which the party of the second part hereby assumes and agrees to pay;

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Camille B. Harrison

Camille B. Harrison

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STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Camille B. Harrison** 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 who acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this **28th day of September, 2016.**

Notary Public

My Commission expires:

BELINDA GRESHAM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-29-2020

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(FOR RECORDING DATA ONLY)

Property Address:
318 Roslyn Court
Nashville, TN 37221

Property Owner:
Chase Baker and Hannah Gordon
318 Roslyn Court
Nashville, TN 37221

Ward, Block & Parcel Number:
141-07-0B-095.00-CO

Mail tax bills to:

New Owner

This instrument prepared by:
Executive Title & Closing Inc.
700 Colonial Road #230
Memphis, TN 38117

Return to:
Executive Title & Closing
700 Colonial Road #230
Memphis, TN 38117

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $239,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 29th day of September, 2016.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY DAVIDSON COUNTY

MY COMMISSION EXPIRES: September 10, 2018

Chicago Title #6027959
Executive Title & Closing, Inc.#: 16-08684R