STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28 DAY OF Oct. 2016

NOTARY PUBLIC

My Commission expires: 8-25-18

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16100044

Address of New Owner	Send Tax Bills To:	Tax Information:
Jeremy Baker and Tracy Baker 8413 Whites Creek Pike Joelton, TN 37080	Same	P/O 004-037.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Sarah Kathryn Hunter,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jeremy Baker and Tracy Baker, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT 1: Land in the 14th Civil District of Davidson County, Tennessee, being a portion of that property conveyed to Vernon Lain and wife, Alyce Lain, by deed of record in Book 1198, Page 782, Register's Office for Davidson County, Tennessee.

Beginning at a P K nail in the center of Whites Creek Pike with an iron pin in the West margin, a corner to W. M. Adcock, the N. E. corner of this tract and continuing as follows: South 72 degrees 24' West, 730.83 feet to an iron pin in the line of George Dugger, a corner to W. M. Adcock; thence South 4 degrees 26' West, 59.34 feet to an iron pin in the line of George Dugger; thence North 81 degrees 10' East, 558.70 feet to an iron pin at the base of a Cedar tree; thence North 71 degrees 01' East, 217.60 feet to an iron pin in the West margin of said pike; thence North 51 degrees 24' East, 32.80 feet to a P K nail in the center of said pike; thence North 38 degrees 36' West, 131.87 feet to the point of beginning, containing 1.93 acres as surveyed by H-K & Associates, dated January 11, 1977.

Being a portion the same property conveyed to Vernon Lain and wife, Alyce Lain, by deed from M. E. Link, of record in Book 1198, Page 578, dated December 10, 1940, said Register's Office. The said Alyce Lain having since died on or about January 1, 1975, leaving Vernon Lain the surviving tenant by the entirety. The said Vernon Lain having since died testate on or about August 3, 1998, devising subject property to Eleanor Elizabeth Peay Lain for life and Sarah Kathryn Howton, n/k/a Sarah Kathryn Hunter, pursuant to the will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 98P1435, a certified copy of record in Instrument No. 20101222-0101616, said Register's Office. The said Eleanor Elizabeth Peay Lain having since died on or about August 2, 2010. For further reference see Quitclaim Deeds of record in Instrument No. 20110118-0004253, and Instrument No. 20111213-0096959, said Register's Office.

This is improved property generally located:
8413 Whites Creek Pike, Joelton, TN 37080

BILL GARRETT, Davidson County
Trans: T20160096563 DEEDWARR
Recvd: 11/01/16 13:15 2 pgs
Fees: 13.00 Taxes: 125.80
20161101-0115458

SUBJECT TO THE FOLLOWING:

1. 2016 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Sarah Kathryn Hunter** has/have caused this instrument to be executed, this the 28 day of October, 2016.

Sarah Kathryn Hunter

Sarah Kathryn Hunter

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Sarah Kathryn Hunter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 28 day of October, 2016.

My commission Expires: 8-24-18

NOTARY PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY