WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100766 DEEDWARR
Recvd: 11/15/16 12:41 2 pgs
Fees:13.00 Taxes:949.05
20161115-0120346

J-GB-16-1152-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edward Gross and Susan Gross **Sarah Gross**	new owner	
(NAME) **1152 Fitzpatrick Rd**	(NAME)	**108-04-0A-104.00-CO**
(ADDRESS) **Nashville, TN 37214-3989**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY C. BAKER, UNMARRIED ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDWARD GROSS AND SUSAN GROSS, HUSBAND AND WIFE AND SARAH GROSS, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 51 on the Plan of Final Plat of Phase II, Section IVA, Villages of Larchwood of record in Plat at Instrument No. 20000928-0096098, 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 Gary C. Baker, unmarried by Warranty deed from Linda Gentile, a single woman of record in Instrument No. 20160802-0079467 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 2, 2016. Being the same property conveyed to Linda Gentile, a single woman by Warranty deed from Larry N. Delk and wife, Lillie M. Delk of record in Instrument No. 20130416-0037671 Register's Office for Davidson County, Tennessee, dated April 12, 2013 and recorded on April 16, 2013.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20000928-0096098, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan Boundary Plat of record in Plat Book 7900, Page 847, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10715, Page 162, amended in Book 10940, Page 499, Book 11448, Page 741, Instrument No. 20000928-0096105 and Instrument No. 20010625-0067106, Register's Office for Davidson County, Tennessee.
- Charter for Villages of Larchwood of record in Book 10715, Page 160, in the Register's Office for Davidson County, Tennessee.
- Charter of Villages of Larchwood Property Owners Association of record in Book 8376, Page 933, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1152 Fitzpatrick Rd , Nashville, Tennessee 37214-3989**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 land to the said GRANTEE(S), 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) this the 10th DAY OF NOVEMBER, 2016.

Gary C. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY C. BAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of November, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212