STATE OF TENNESSEE }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th DAY OF November, 2016

NOTARY PUBLIC

My Commission expires: 3/10/18

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16100043

Address of New Owner
John K. Riddle
8411 Whites Creek Road
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
004-224.00

BILL GARRETT, Davidson County
Trans:T20160101633 DEEDWARR
Recvd: 11/17/16 09:36 2 pgs
Fees:13.00 Taxes:647.50
20161117-0121178

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, **Jeremy Baker and Tracy Baker, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **John K. Riddle, a single man,** 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 # 2:

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, a corner to H.D. Neeley, the S.E. corner of this tract and continuing as follows: South 46 degrees 40' West, 62.70 feet to an iron pin in the line of H.D. Neeley; thence South 71 degrees 12' West, 422.49 feet to an iron pin in the line of H.D. Neeley; thence South 82 degrees 28' West, 397.62 feet to a stone, a corner to George Dugger in the line of H.D. Neeley; thence North 4 degrees 26' East, 114.00 feet to an iron pin in the line of 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 South 38 degrees 36' East, 76.06 feet to the beginning, containing 1.99 acres as surveyed by H-K & Associates, dated January 11, 1977.

Being the same property conveyed to Jeremy Baker and Tracy Baker, Husband and Wife, by Warranty Deed from Sarah Kathryn Hunter and husband, Dennis Wayne Hunter, dated 02/05/16 and recorded on 02/08/16 in Instrument No. 20160208-0011752, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
8411 Whites Creek Road, Joelton, TN 37080

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, **Jeremy Baker and Tracy Baker** has/have caused this instrument to be executed, this the 10 day of Nov, 20 16.

Jeremy Baker

Jeremy Baker

Tracy Baker

Tracy Baker

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jeremy Baker and Tracy Baker,** 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 10 day of Nov, 2016.

My commission Expires: June 12 2017

Amanda Bell

NOTARY PUBLIC

AMANDA L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.