PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20160104225 DEEDWARR
Recvd: 11/28/16 10:59 2 pgs
Fees:13.00 Taxes:240.50
20161128-0124373

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Wanda G. Baker, has this day bargained and sold and does hereby transfer and convey unto Caleb S. Baker, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Beginning at a point in the center of Melvin Road, said point being the northeast corner of this tract; thence with the center of Melvin Road South 04 deg. 00 min. 00 sec. West 450.00 feet to a point in the center of said road; thence leaving said road North 23 deg. 30 min. 00 sec. West 225.00 feet to a point in the center of a creek; thence along said creek north 41 deg. 02 min. 00 sec. West 169 feet, more or less to an iron rod (new) on the east side of said creek; thence North 63 deg. 32 min. 56 sec. East 16.94 feet to a point; thence North 40 deg. 16 min. 50 sec. West 163.84 feet to a point the northwest corner of this tract; thence with the north line of this tract South 84 deg. 18 min. 20 sec. East 299.00 feet to an iron rod (old) in the west margin of Melvin Road; thence north 63 deg. 32 min. 56 sec. East 28 feet, more or less, to the beginning.

Being the same property conveyed to Hillary D. Baker and wife, Wanda G. Baker by deed from Michael L. Stillman dated June 3, 2008 of record in Instrument No. 20080605-0057809, Register's Office Davidson County, Tennessee. Hillary D. Baker having since died March 12, 2008, leaving said property vested in Wanda G. Baker, as surviving tenant by the entirety.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Caleb S. Baker, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 21st day of November, 2016.

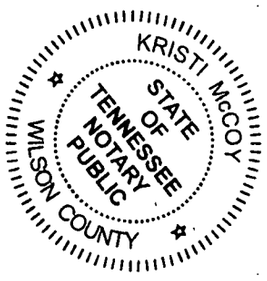
Wanda G. Baker

Wanda G. Baker

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Wanda G. Baker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 21st day of November, 2016.



Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

AFFIDAVIT

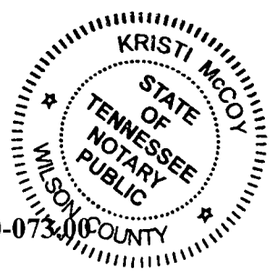
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Caleb Baker
Affiant

Subscribed and sworn to before me this 21st day of November, 2016.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires:
3/27/19



Map & Parcel No.: 087-00-0-073.00

Name and address of new owner:
Send tax bills to:
Caleb S. Baker
2917 Melvin Road
Hermitage, TN 37076