THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16119870** BILL GARRETT, Davidson County Trans:T20160105705 DEEDWARR Recvd: 12/01/16 11:16 2 pgs Fees:13.00 Taxes:784.40 20161201-0126081	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $212,000.00. Affiant Subscribed and sworn to before me, this 23rd day of November, 2016. Notary Public My Commission Expires: 4/24/17 GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: German S Angeles and Julia Alicia. Angeles 230 Colt Drive Nashville TN 37221-1515	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128-10-0-151.00

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 of which is hereby acknowledged, **Gerald Ezell Baker and Wendy Lyn Baker, as Trustees of The 2015 Wendy and Jerry Baker Revocable Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **German S Angeles and Julia Alicia Angeles, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Stacy Square, Section 4 of record in Plat Book 4460, Page 12, 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 Gerald Ezell Baker and Wendy Lyn Baker, as Trustees of The 2015 Wendy and Jerry Baker Revocable Trust by Warranty deed from Timothy Baumgartner and Rebecca Baumgartner, husband and wife of record in Instrument No. 20150902-0089488 Register's Office for Davidson County, Tennessee, dated September 01, 2015 and recorded on September 02, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 12, Register's Office for Davidson County, Tennessee.
Right of Way of Colt Drive.

Restrictions of record in Book 4504, Page 406, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 230 Colt Drive Nashville TN 37221-1515

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 23rd day of November, 2016.

Gerald Ezell Baker and Wendy Lyn Baker, as Trustees of The 2015 Wendy and Jerry Baker Revocable Trust

BY: _____ BY: _____
Gerald Ezell Baker, Trustee Wendy Lyn Baker, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald Ezell Baker and Wendy Lyn Baker, as Trustees of The 2015 Wendy and Jerry Baker Revocable Trust, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2016.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018