WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-31-2020

(AFFIX SEAL)

PATRICIA J PARSONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

J-GB-16-901-H

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)
Gary C. Baker	**New Owner**	
(NAME)	(NAME)	**083-01-0-421.00**
P.O. Box 60824		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **G AND M PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY C. BAKER, UNMARRIED,** 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. 6 on the Revised Plan of Part of Cobb's Subdivision of the R.K. Brown Property of record in Plat Book 332, Page 144, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 60 feet on the easterly side of Gallatin Pike and runs back between lines 163 feet 2 inches on the north line and 163 feet 10 inches or the south line along the northerly margin of Petway Street or Avenue, to an alley in the rear on which it measures 60 feet.

Land in Davidson County, Tennessee, being Lot No. 6 on the Revised Plan of Part of Cobb's Subdivision of the R.K. Brown Property of record in Plat Book 332, Page 144, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 60 feet on the easterly side of Gallatin Pike and runs back between lines 163 feet 2 inches on the north line and 163 feet 10 inches or the south line along the northerly margin of Petway Street or Avenue, to an alley in the rear on which it measures 60 feet.

Being the same property conveyed to G and M Properties, LLC, a Tennessee limited liability company by deed from Arete, LLC, a Tennessee limited liability company of record in Document Number 20160801-0078770, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 144, 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: **901 Gallatin Road, Nashville, Tennessee 37206**.

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.

BILL GARRETT, Davidson County
Trans:T20160112860 DEEDWARR
Recvd: 12/22/16 09:47 2 pgs
Fees:13.00 Taxes:1295.00

20161222-0134618

Witness my/our hand(s) this the 21st DAY OF DECEMBER, 2016.

G and M Properties LLC

BY: _____
Laura Mitchell, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of G and M Properties LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of December, 2016.

_____
Notary Public

My Commission Expires:
8-21-2020



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