BILL GARRETT, Davidson County
Trans:T20170005388 DEEDWARR
Recvd: 01/19/17 12:57 2 pgs
Fees:13.00 Taxes:1516.82
20170119-0006070

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-161200707

WARRANTY DEED

TERRY W. RISNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF GILES

TERRY W. RISNER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 22, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$409,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
17th day of January, 2017

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Summer Brooke Harlow **1107 Seymour Avenue** **Nashville, TN 37206**	New Owner	**083-05-0-189.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Josh D. Baker and Rebekah A. Baker, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Summer Brooke Harlow, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 21 and the easterly 20 feet of Lot No. 20 on the "Plan 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. 21 and the easterly part of Lot No. 20 front together 80 feet on the northerly side of Seymour Avenue and run back between parallel lines with the easterly margin of an unnamed street, 143 feet 8 inches to an alley.

BEING the same property conveyed to Josh D. Baker and Rebekah A. Baker, husband and wife, by Warranty Deed from James G. Lott, married, dated 3/17/14 and recorded 3/25/14 in Instrument Number 20140325-0024349, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1107 Seymour Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 17th day of January, 2017.

Josh D. Baker

Rebekah A. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Josh D. Baker and Rebekah A. Baker the bargainor(s) 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.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of January, 2017.

Commission Expires:_____

Notary Public

