Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170011023 DEEDWARR
Recvd: 02/06/17 14:55 2 pgs
Fees:13.00 Taxes:713.73
20170206-0012602

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$192,900.00~~

Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of February, 2017

Notary Public
Commission Expires: 7-24-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Craig M. Culver 206 Myhr Green Nashville, TN 37221	New Owner	142-07-0C-004.00

WARRANTY DEED

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, I/WE,

James Albert Lovell, individually, unmarried, Residuary Beneficiary of Wendolyn Michelle Baker, formerly Willie Baker, Deceased and as Executor of the Estate of Wendolyn Michelle Baker

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Craig M. Culver, unmarried

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 Unit No. 4 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the " Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44 , Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record Book 7184, page 71, said Register' s Office, as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312, and Corrected in Book 7467 , page 279, said Register' s Office (collectively the " Master Deed") to which Master Deed reference is here made for a more complete and accurate description of said unit. Reference is hereby made to the plan of Ashley Green Condominiums of record in Book 7184, page 44 as set out on Exhibit " C" to the Master Deed, said Register' s Office for a more complete identification and description of such Unit.

Being the same property conveyed to Willie Baker, unmarried, by deed from Jackie Myers Hardy, unmarried, and Clarence Wilson Myers, married, of Record in Instrument No. 20020429-0051933, Register's Office for Davidson County, Tennessee. Willie Baker being one and the same person as Wendolyn Michelle Baker, now deceased, whose date of death was May 8, 2016, and her Last Will and Testament dated April 14, 2016, having been admitted to probate in the Seventh Circuit Court, Docket No. 16P-911, and James Albert Lovell was duly appointed as Executor and said property was devised to him as the sole residuary beneficiary in said will.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 206 Myhr Green, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of February, 2017.

The Estate of Wendolyn Michelle Baker, deceased

By: James Albert Lovell, individually, unmarried, Residuary Beneficiary of Wendolyn Michelle Baker, formerly Willie Baker, Deceased and as Executor of the Estate of Wendolyn Michelle Baker

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Albert Lovell, individually, unmarried, Residuary Beneficiary of Wendolyn Michelle Baker, formerly Willie Baker, Deceased and as Executor of the Estate of Wendolyn Michelle 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.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of February, 2017.

Notary Public
My Commission Expires: 7.24.2019

(Notary Seal)

