WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170013708 DEEDWARR
Recvd: 02/15/17 10:30 2 pgs
Fees:13.00 Taxes:557.59

20170215-0015565

File No. TE0002614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DONNA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Thomas Anderson Jr	new owner	133-03-0-175.00
(NAME)	(NAME)	
3310 Marcus Dr.	6112 Frontier Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Harold F. Baker and Martha J. Baker, Trustees of the Harold F. Baker and Martha J. Baker Revocable Living Trust,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Thomas Anderson Jr, unmarried,** HEREINAFTER CALLED THE GRANTEE, 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. 199 on the Plan of Glencoe Acres, of record in Book 1835, pages 136, 137 and 138, Register ' s Office for Davidson County, Tennessee.

Said Lot 199 fronts 155.6 feet along the northeasterly margin of Marcus Drive and runs back between lines 125.4 feet on the northwesterly side and 166 feet on the southeasterly side to a dead line in the rear, and measuring 89.8 feet on said dead line.

Being the same premises conveyed to Martha Jean Baker and reserving a Life Estate in favor of Katie E. Hooper and John Payne Hooper by Quitclaim deed from Katie E. Hooper, formerly Katie E. Forte, recorded the 27th day of March 1984 in Book 6257, Page 987. The said John P. Hooper having since died on October 3, 1991, and the said Katie Eugenia Hooper having since died on March 4, 2012.

Being the same premises further conveyed to The Martha J. Baker Revocable Living Trust by Quit Claim Deed from Martha Jean Baker, recorded December 28, 1998 in Book 11266, Page 926. Said Quitclaim Deed being corrected by *Affidavit of Correction* recorded at Instrument No. 20170215-0015564, Register's Office for Davidson County, Tennessee, to correct the Grantee of record to Harold F. Baker and Martha J. Baker, Trustees of the Harold F. Baker and Martha J. Baker Revocable Living Trust."

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3310 Marcus Dr., Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 10th day of February, 2017.

Harold F. Baker
Harold F. Baker, Individually

Harold F. Baker
Harold F. Baker, Trustee of the Harold F. Baker and Marth J. Baker Revocable Living Trust

Martha J Baker
Martha J. Baker, Individually

Martha J Baker
Martha J. Baker, Trustee of the Harold F. Baker and Martha J. Baker Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Harold F. Baker and Martha J. Baker with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand this 10th day of February, 2017.

Tabatha Edwards
Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVI DSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Harold F. Baker and Martha J. Baker, whom I am personally acquainted and who upon their oath acknowledged themselves to be the Trustees of The Harold F. Baker and Martha J. Baker Revocable Living Trust, and that they being authorized to do so in his capacity as Trustees, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Harold F. Baker and Martha J. Baker Revocable Living Trust.

WITNESS my hand this 10th day of February, 2017.

Tabatha Edwards
NOTARY PUBLIC

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES: 11-5-19

Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

S TO: