WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01688-3700

J-RFH-17-2828-H

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

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)
Mary K. Richards	**New Owner**	
(NAME)	(NAME)	**119-10-0-243.00**
2828 Saint Edwards Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-2410		
(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, **GARY C. BAKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY K. RICHARDS, A SINGLE WOMAN,** 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. 3 on the Plan of 176, LLC Property of record in Plat Book 8250, Page 806, 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 Gary C. Baker by Quitclaim deed from Joyce Johnson of record in Instrument No. 20160721-0074957 Register's Office for Davidson County, Tennessee, dated July 16, 2016 and recorded on July 21, 2016.

Being the same property conveyed to Joyce Johnson by Quitclaim deed from David Campbell of record in Instrument No. 20160920-0098781 Register's Office for Davidson County, Tennessee, dated August 29, 2016 and recorded on September 20, 2016.

Being the same property conveyed to Gary C. Baker, unmarried by Quitclaim deed from Joyce Johnson, unmarried of record in Instrument No. 20160920-0098782 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 20, 2016.

This conveyance is subject to:
- 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 8250, Page 806, 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: **2828 Saint Edwards Drive , Nashville, Tennessee 37211-2410**.

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:T20170037503 DEEDWARR
Recvd: 05/03/17 14:01 2 pgs
Fees:13.00 Taxes:962.00
20170503-0043765

Witness my/our hand(s) this the 27th DAY OF APRIL, 2017.

Gary C. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY C. BAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of April, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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Nashville, TN 37212