BILL GARRETT, Davidson County
Trans:T20170045858 DEEDWARR
Recvd: 05/31/17 09:00 2 pgs
Fees:13.00 Taxes:1409.70
20170531-0053747

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$381,000.00**.

Affiant

Subscribed and sworn to before me, this ~~25th~~ 30th day of May, 2017.

Notary Public

My commission expires:

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

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jeffrey J. Baker and Denise A. Baker	**Jeffrey J. Baker and Denise A. Baker**	**104-02-1A-114.00-CO**
3127 Long Blvd, Unit 114	**3127 Long Blvd, Unit 114**	
Nashville, TN 37203	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jennifer Ricks, a single person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jeffrey J. Baker and Denise A. Baker, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 114 of Park West Court, a Condominium Development as established by the Master Deed of record in Instrument No. 20050714-0081900 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code annotated, Title 66, Chapter 27, Section 101, et seq., together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to the said Master Deed. Said Unit 114 also being shown as part of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372.

Together with Parking Space Number 34 and Storage Space Number 114, which are assigned as limited common elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Jennifer Ricks, a single person by Warranty deed from James D. Eden, unmarried of record in Instrument No. 20121018-0095780 Register's Office for Davidson County, Tennessee, dated October 09, 2012 and recorded on October 18, 2012. (Value of consideration shown in aforementioned deed $280,000.00.) Being also known as 3127 Long Blvd, Unit 114 Nashville, Tennessee 37203.
This is **improved** property known as **3127 Long Blvd, Unit 114, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of May, 2017.

Jennifer Ricks

Jennifer Ricks

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jennifer Ricks, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of May, 2017.

Notary Public
My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

SP 11/2015