WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

B-ELAM-17-629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(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)
Phillip J. Lester and Alana L. Griffith	New Owner	
(NAME)	(NAME)	**141-05-0A-298.00-CO**
629 Wolfeboro Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **GREG Y. BAKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILLIP J. LESTER AND ALANA L. GRIFFITH,** 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: Husband and Wife

Land in Davidson County, Tennessee, being Lot No. 298 on the Plan of Avondale Park, Phase 1, Section 2 of record in Plat at Instrument No. 20081218-0121117, 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 Greg Y. Baker, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20091012-0094617 Register's Office for Davidson County, Tennessee, dated October 09, 2009 and recorded on October 12, 2009.

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 as Instrument Number 20081218-0121117, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452, Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee.
- Access Easement Agreement in Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee.
- Transmission Line Easement in Instrument No. 20060110-0003857, Register's Office for Davidson County, Tennessee.
- Deed to USA in Record Book 4118, Page 694 and Book 4228, Page 635, Register's Office for Davidson County, Tennessee.
- Order to TVA in Book 4273, page 280, Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument No. 20060512-0055867, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument No. 20071002-0117293, Register's Office for Davidson County, Tennessee.
- Easement for right of way of electric power line to Tennessee Electric Power Co. in Book 787, page 7, Register's Office for Davidson County, Tennessee.
- Easement and right of way for electric power transmission line and poles with rights of ingress and egress and other rights and privledges granted to United States in Book 4193, page 903, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170051064 DEEDWARR
Recvd: 06/15/17 09:00 2 pgs
Fees:13.00 Taxes:943.50

20170615-0059996

- Easement for water line granted Rodgers Properties in Book 5738, page 832, Register's Office for Davidson County, Tennessee.
- Easement for sewer line granted Harpeth Valley Utilities in Book 7601, page 400, Register's Office for Davidson County, Tennessee.
- Easement for water main in Book 1237, page 674, Register's Office for Davidson County, Tennessee.
- Subject to easement in Book 5738, page 819, and Partial Abandonment thereof in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Instrument Number 20170130-0009317, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **629 Wolfeboro Lane , Nashville, Tennessee 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 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.

Witness my/our hand(s) this the 12th DAY OF JUNE, 2017.

Greg Y. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREG Y. 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 12th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212