Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1055

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR
VALUE, WHICHEVER IS GREATER,
FOR THIS TRANSFER IS $~~395,000.00~~ 380,000. JK

Jennifer Kardell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of June, 2017

RWalters
Notary Public
Commission Expires: 8/7/19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

BILL GARRETT, Davidson County
Trans: T20170058244 DEEDWARR
Recvd: 07/07/17 15:18 2 pgs
Fees: 13.00 Taxes: 1406.00
20170707-0068636

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jan R Williams 2101 White Ave Nashville, TN 37204	New Owner	105-14-0-126.00

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,

Barbara Baker, individually and as Trustee of the Henry E. Baker, Jr. Family Trust

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

Jan R Williams and Elaine A Williams

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 Lot No. 2, on a Re-Subdivision of Lot No. 2 & Part of Lot No. 1 Block 14 Map of Yarbrough's Subdivision of certain blocks in Woodland, as of record in Book 4350, page 27, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the lot.

Being the same property conveyed to Barbara E. Baker and Henry M. Baker, Jr., by Deed from Joe Langford and wife, Margaret Langford, dated April 6, 1978 and recorded April 14, 1978, in Deed Book 5273, page 435, in the Register's Office of Davidson County, Tennessee. Henry M. Baker, Jr. having since died on June 17, 2000.

The execution of this instrument by Barbara E. Baker is effected by the signature of her Attorney-in-fact, Corrine E. Rivers, pursuant to the Durable Power of Attorney for Management of Property and Personal Affairs of record in Instrument No. 20170703-0066937, in the Register's Office for Davidson County, Tennessee.

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: 2101 White Ave, Nashville, TN 37204.

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 30th day of June, 2017.

Barbara Baker

Barbara Baker by Corinne E. Rivers, as Power of Attorney
by Corinne E. Rivers, Attorney in Fact

Barbara Baker

Barbara Baker, Trustee by Corinne E. Rivers, as Power of Attorney
by Corinne E. Rivers, attorney in Fact

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF Essex

On this the 30th day of June, 2017, before me personally appeared Corinne E. Rivers to me known to be the person who executed the foregoing instrument on behalf of Barbara Baker, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Barbara Baker.

Witness my hand and official seal at 11:02, ~~Tennessee,~~ New Jersey this 30th day of June, 2016.

Kimberly K. Holmes, Esq
Notary Public
Kimberly K. Holmes, Esq
02 397159
an attorney at law
of the State of NJ
authorized to administer this oath
pursuant to NJSA 41:2-1

Commission Expires:

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF Essex

On this the 30th day of June, 2017, before me personally appeared Corinne E. Rivers to me known to be the person who executed the foregoing instrument on behalf of Barbara Baker, Trustee, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Barbara Baker, Trustee.

Witness my hand and official seal at 11:02, Tennessee, this 30th day of June, 2017

Kimberly K. Holmes, Esq
Notary Public
Kimberly K Holmes, Esq.
02 397159
an attorney at law
of the State of NJ
authorized to administer
this oath pursuant to
NJSA 41:2-1

Commission Expires: