BILL GARRETT, Davidson County
Trans:T20170061610 DEEDWARR
Recvd: 07/19/17 09:38 2 pgs
Fees:13.00 Taxes:971.25
20170719-0072603

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$262,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSHUA HOWARD, ET AL	new owners	**142-02-0-085.00**
(NAME)	(NAME)	
7440 HARROW DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, DAVID MARTIN BAKER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA HOWARD, UNMARRIED, AND AUBREY LIVINGSTON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 120 on Harrow Drive, on the Plan of Cross Timbers, Section 3, as of record in Book 4175, page 21, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to William O. Baker and wife, Anna Elizabeth Baker (a/k/a Anna Elisabeth Baker) by deed from Robert Hendley and Robert N. Gambill dated July 14, 1972 of record in Book 4619, page 971, Register's Office for Davidson County, Tennessee.

The said William O. Baker having died on May 1, 2010 leaving Anna Elisabeth Baker as the surviving tenant by the entirety. The said Anna Elisabeth Baker (a/k/a Anna E. Baker) having since died leaving as her sole heirs at law, WILLIAM FREDERICK BAKER, MARRIED, JAMES DEAN BAKER, UNMARRIED AND DAVID MARTIN BAKER, UNMARRIED, as evidenced by an Affidavit of Heirship of record as Instrument No. 20160914-0096639, Register's Office for Davidson County, Tennessee.

Being further conveyed to David Martin Baker, unmarried, from William Frederick Baker, married, James Dean Baker, unmarried, and David M. Baker, unmarried, being the sole heirs at law of Anna Elisabeth Baker a/k/a Anna Elizabeth Baker, deceased, by Quitclaim Deed dated September 14, 2016, of record in Instrument No. 20160915-0097126, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 4175, Page 21; Restrictive Covenants of record in 4242, Page 758; any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **7440 HARROW DRIVE, NASHVILLE, TN 37221**
(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 14 day of July, 2017.

David Martin Baker

DAVID MARTIN BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Martin Baker,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14 day of July, 2017.

My commission expires: **November 5, 2018**

Lee A. Cohen

Notary Public

