PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20170066676 DEEDWARR
Recvd: 08/03/17 08:04 2 pgs
Fees:13.00 Taxes:898.73
20170803-0078963

WARRANTY DEED

THIS INDENTURE is made and entered into this 1st day of August, 2017 by and between Philip Davis Construction, LLC, A Tennessee limited liability company, hereinafter referred to as GRANTOR, and David A. Baker, an unmarried man, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 357, on the Final Plat for Cluster - Lot Subdivision, Old Hickory Hills, Phase Three - Section One, as shown by plat appearing of record in Instrument No. 20060420-0045296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Philip Davis Construction, LLC, a Tennessee limited liability company, by Warranty Deed, from The Craig Company, dated April 8, 2016, recorded April 15, 2016, of record in Instrument No. 20160415-0036456, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Celebration Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed, from The Craig Company, also known as The Craig Company, Inc., a Tennessee corporation, dated March 26, 2010, recorded March 30, 2010, of record in Instrument No. 20100330-0023712, Register's Office for Davidson County, Tennessee.

Further previously being part of the same property conveyed to The Craig Company, Inc., a Tennessee corporation, by Warranty Deed, from Old Hickory Hills, LLC, dated May 12, 2006, recorded May 22, 2006, of record in Instrument No. 20060522-0059557, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 8849 Cressent Glen Court, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Philip Davis Construction, LLC, A Tennessee limited liability company

By: _____
Philip Davis, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared **Philip Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Managing Member** of **Philip Davis Construction, LLC**, the within named bargainor, a limited liability company and that he as such **Managing Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Managing Member**.

Witness my hand and seal, at office in Franklin TN, this the 1st day of August, 2017.

Notary Public
My Commission Expires: My Commission Expires October 21, 2020

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
David A. Baker
8849 Cressent Glen Court,
Antioch, TN 37013

Send Tax Statements to:

MORTGAGE INVESTORS GROUP
8320 E WALKER SPRINGS LN, 200
KNOXVILLE, TN 37923

Map & Parcel: 182 060 A 292.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $242,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 1st day of August, 2017.

Carmen Coats
Notary Public

My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
17-1-337