File Box 8

Bill Garrett Davidson County
Batch# 612 DEEDWARR
09/13/2017 02:22:35 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20170913-0093691

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this 11th **day of September, 2017.**

Notary Public
My commission expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

10-1708-103570

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
John E. Southwood, Jr. 405 Horshoe Lane Nashville TN 37221	John E. Southwood, Jr. 405 Horshoe Lane Nashville TN 37221	128-12-0-A-142.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Larry W. Baker and wife Loretta Black Baker**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John E. Southwood, Jr. and wife, Leslie R. Southwood**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 142, Building 18, on the plan of Section 3, Phase 1B, Eagle Ridge at the Reserve, of record as Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 17 to the Master Deed of record in Instrument No. 20030108-0003690, Register's Office for said County, to which Plan reference is made for a complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Patrick M. Spears, unmarried by deed from Cynthia J. Cutler, unmarried, dated October 24, 2012, recorded November 26, 2012, of record in Instrument No. 20121106-0102092, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Loretta J. Black, an unmarried woman by deed from Patrick M. Spears, married, dated December 31, 2015, recorded January 4, 2016, of record in Instrument No. 20160104-0000484, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Amy Cross Nance, Trustee by Quitclaim Deed from Loretta Black Baker, f/k/a Loretta J. Black, and further conveyed to Larry Baker and wife, Loretta Black Baker by Quitclaim Deed from Amy Cross Nance, Trustee, for the purpose of creating a tenancy by the entireties, dated April 26, 2017, recorded April 28, 2017, of record in Instrument No. 20170428-0042064, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 320 Old Hickory Blvd Unit 1804, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of September, 2017.

Larry W. Baker

Loretta Black Baker

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Larry W. Baker and Loretta Black Baker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 8th day of September, 2017.

Notary Public
State of Tennessee at Large

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY