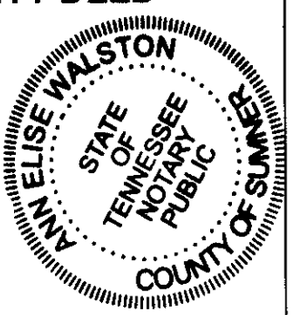
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 329,900.00

Sarah M. Cooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2017

Ann Walston
Notary Public:

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 16452 DEEDWARR
10/23/2017 10:30:46 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63

20171023-0108190

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Scott A. Baker	State Farm Bank, FSB	Parcel ID:
113 Blue Hills Court	111 Corporate Office Dr., Ste 300	08415008600
Nashville, TN 37214	Earth City, MO 63045	

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, we

Larry P. Baskin and wife, Linda B. Baskin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Scott A. Baker and Julie Baker, husband and wife

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. 42 on the Map of Castlewood Subdivision, of record in Book 2331, Page 72, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Larry P. Baskin et ux Linda B. Baskin by deed from Sara M. Eatherly, a widow, of record in Book 6622, Page 657, dated July 31, 1985, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 2450, Page 469, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2331, Page 72, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 113 Blue Hills Court, Nashville, TN 37214

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 our hands this 20th day of October, 2017.

Larry P. Baskin

Linda B. Baskin

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 Larry P. Baskin and Linda B. Baskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of October, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.