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Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 18497 DEEDWARR
10/26/2017 01:09:59 PM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20171026-0109997

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $399,000.00

Affiant

Subscribed and sworn to before me, this 24th day of October 2017.

Notary Public
My commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner:	Send Tax Bills to:	Tax Information
Cameron Brier	Mortgage Investors Group	071-15-0-199.00
1320 Stainback Avenue	8320 East Walker Springs Lane	
Nashville, TN 37207	Ste 200, Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason A. Baker and Rachel L. Baker,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Cameron Brier and Kelly Brier, husband and wife, Raymond Alsdorf and Debra Alsdorf, husband and wife, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lots Nos. 138 and 139 on the plan of The Highland Land Company's Subdivision, a plat of which is of record in Plat Book 421, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed to James A. Baker, a married man, by Warranty Deed from Marcia L. Turntine n/k/a Marcia L. Coleman and husband, Chester Coleman, dated August 15, 2012 of record as Instrument No. 20120817-0073966, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Jason A. Baker and wife, Rachel L. Baker, by Quitclaim Deed from Jason A. Baker, a married man, dated December 16, 2014 of record as Instrument No. 20150107-001753, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1320 Stainback Avenue, Nashville, TN 37207.

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Plat Book 421, page 14, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 24th day of October 2017.

Jason A. Baker

Rachel L. Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this the 24th day of October, 2017.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017095502