STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $182,381.65 (One Hundred Eighty Two Thousand Three Hundred Eighty One).

AFFIANT

Subscribed to and sworn before me this 8th day of November, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(NOTARY SEAL)

My Commission Expires SEPT. 7, 2020

Bill Garrett Davidson County
Batch# 24512 **DEEDWARR**
11/09/2017 02:48:20 PM 2 pgs
Fees: $13.00 Taxes: $674.82

20171109-0115689

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeremy Baker and Tracy Baker 3467 Binkley Road Joelton, TN 37080	SAME AS NEW OWNER	01416000600

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/WE, **BILLY R. BAKER A/K/A BILLY RAY BAKER,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JEREMY BAKER AND TRACY BAKER, 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 TO WIT:

LAND in the 14th Civil District of Davidson County, Tennessee, being Lot No. 6 on the Plan of Feltswood, Section One, as of record in Book 3700, Page 13, Register's Office for said County.

SAID Lot No. 6 fronts 193.6 feet on the southerly side of Binkley Road and extends back 230 feet on the westerly line and 220 feet on the easterly line to a dead line, measuring 193.6 feet thereon.

Being the same property conveyed to Billy R. Baker and wife, Gloria B. Baker by deed from Allen and Suiter Company, Inc., of record in Book 5097, Page 921 and further conveyed to Bill Ray Baker by deed from Gloria Jean Baker a/k/a Gloria B. Baker of record in Instrument No. 20140108-0002083, dated January 7, 2014 and recorded January 8, 2014, Register's Office for Davidson County, Tennessee.

Being also known as 3467 Binkley Road, Joelton, Tennessee 37080

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3467 BINKLEY ROAD** **JOELTON, TN 37080**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 8th day of November, 2017

Billy R. Baker a/k/a Billy Ray Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of November, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Billy R. Baker a/k/a Billy Ray Baker** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8th day of November, 2017.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____