Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00.

Affiant

Subscribed and sworn to me on November 15, 2017.

NOTARY PUBLIC

My Commission Expires:

Bill Garrett Davidson County
Batch# 27611 DEEDWARR
11/20/2017 09:24:48 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20171120-0118633

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole, Attorney
ORTALE KELLY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31119

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mackenzie Baker 1814 Martin Street Nashville, TN37203	New Owner	105-11-0-108.00-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Matthew Tyler Sinclair, married**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Mackenzie Baker, unmarried**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to- wit:

Being the Southerly 50 feet of the Northerly 200 feet of the Easterly 156 feet of Lot No. 13 on the Plan of the Joseph W. Horton property, of record in Plan Book 1, Page 44, of the Chancery Court at Nashville, and described according to a survey made by S. M. McMurray Engineering Company, June 16th, as follows:

Beginning on the easterly margin of Martin Street, at a point 108.9 feet north of the northerly margin of Wedgewood Avenue; thence with the easterly margin of said street, northwardly 50 feet; thence eastwardly and parallel with the northerly margin of Wedgewood Avenue 156 feet; thence southerly 50 feet, thence westwardly 156 feet to the beginning.

Being the same property conveyed to Matthew Tyler Sinclair, an unmarried man by Warranty Deed from Matthew T. Ramsey and Sara D. Ramsey, husband and wife, of record on August 3, 2011 in Instrument No. 20110803-0059710, Register's Office for Davidson County, Tennessee.

Margaret N. Sinclair, spouse of Grantor, hereby joins in the execution of this instrument to convey any marital interest she may have in the subject property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County property taxes which have been paid by the Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public records.
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1814 Martin Street, Nashville, TN 37203.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

|SIGNATURES COMMENCE ON FOLLOWING PAGE|

WITNESS my/our hand(s) this 15th day of November, 2017.

Matthew Tyler Sinclair

Margaret N. Sinclair

STATE OF TENNESSEE, COUNTY OF Davidson

Before me personally appeared Matthew Tyler Sinclair and Margaret N. Sinclair, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 15, 2017.

NOTARY PUBLIC

My Commission Expires: 9-7-21

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021