WARRANTY DEED

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

J-GB-17-620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/20/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel L. Hicks	**Community Mortgage Advisors, LLC**	
(NAME) **620 Marswen Dr.**	(NAME) 615 Main Street Ste. 205	**061-02-0-033.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY C. BAKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL L. HICKS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 272, GRA-MAR ACRES, SECTION EIGHT, as shown on plat of record in Plat Book 2331, Page 110, in the Register's Office, DAVIDSON?County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin A. Vaughn and wife, Beverly G. Vaughn, by Warranty Deed from Eileen W. Garrison, unmarried, of record in Instrument No. 20010321-0027408, in the Register's Office of Davidson County, Tennessee, dated March 19, 2001 and recorded on March 21, 2001. Further, being the same property conveyed to Gary C. Baker, unmarried, by Quit Claim Deed from Susan Vaughn, of record in Instrument No. 20131001-0102716 (corrected by Scriveners Affidavit at Instrument No. 20131108-0116283), in the Register's Office of Davidson County, Tennessee, dated September 28, 2013 and recorded on October 01, 2013. Further, being the same property conveyed to Gary C. Baker, unmarried, by Quit Claim Deed from Rebecca Rigsby, Linda Gray and Kenneth Vaughn, of record in Instrument No. 20131001-0102717 (corrected by Scriveners Affidavit at Instrument No. 20131108-0116284), in the Register's Office of Davidson County, Tennessee, dated September 26, 2013 and recorded on October 01, 2013. Further, being the same property conveyed to Gary C. Baker, unmarried, by Quit Claim Deed from Richard Vaughn, of record in Instrument No. 20131022-0110161 (corrected by Scriveners Affidavit at Instrument No. 20131108-0116281), in the Register's Office of Davidson County, Tennessee, dated October 15, 2013 and recorded on October 22, 2013. And further, being the same property conveyed to Gary C. Baker, unmarried, by Quit Claim Deed from Roger Vaughn, of record in Instrument No. 20131022-0110162 (corrected by Scriveners Affidavit at Instrument No. 201311080116282), in the Register's Office of Davidson County, Tennessee, dated October 08, 2013 and recorded on October 22, 2013.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GRA-MAR ACRES, SECTION EIGHT, of record in Plat Book 2331, Page, 110;
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2536, Page 228, Register's Office of Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **620 Marswen Dr., Nashville, Tennessee 37216**.

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. 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.

Bill Garrett Davidson County
Batch# 34312 **DEEDWARR**
12/07/2017 09:22:39 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

Warranty Deed

Witness my/our hand(s) this the 30th DAY OF NOVEMBER, 2017.

Gary C. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY C. BAKER, the within named bargainor, 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, this the 30th of November, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212