Bill Garrett Davidson County
Batch# 40504 DEEDWARR
12/21/2017 01:00:30 PM 2 pgs
Fees: $13.00 Taxes: $2,108.63
20171221-0130114

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December 2017

Notary Public

MY COMMISSION EXPIRES: 3-8-2021
(AFFIX SEAL)

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Wade Baker	Citibank NA	105100000500CO
(NAME)	(NAME)	
2011 Beech Avenue, Unit 5		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Beech Avenue LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wade Baker and wife, Michele Baker, 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 part of Lot No.. 107 as shown on the Map entitled Waverly Place, of record in Book 57, page 95, in the Register's Office for Davidson County, Tennessee, Said part of Lot No. 107 being at the intersection of Beech Avenue and a 20 foot alley, running thence southwardly with the westerly margin of said Beech Avenue 60 feet to a point; thence westwardly across said Lot No. 107 and parallel with the north boundary line of said Lot No. 107 to a point in the west boundary line of said Lot No. 107; thence northwardly with said west boundary line to its intersection with said north boundary line 60 feet; theme eastwardly with the north boundary line 60 feet; thence eastwardly with the north boundary line and with the southerly margin of said alley, 172.2 feet more or less, to the place of beginning.

Being the same property conveyed to Alden Horton, III and wife, Juli Garner Horton by deed dated 08/31/2012 from Horton Runyeon, Inc and filed of record in Instrument No. 20120906-0080778, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beech Avenue, LLC by Deed dated 02/29/2016 from Alden Horton, III and wife, Juli Garner Horton and file of record in Instrument No. 20160223-0016945, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 2011 Beech Avenue, Unit 5 Nashville TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 12/15/17.

Beech Avenue LLC auth agent

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Beech Avenue, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Beech Avenue, LLC, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of December, 2017.

Notary Public
My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19