| | |
|---|---|
| Bill Garrett Davidson County<br>Batch# 51252 DEEDWARR<br>01/25/2018 09:19:37 AM 2 pgs<br>Fees: $13.00 Taxes: $647.50<br>20180125-0007700 | **STATE OF TENNESSEE**<br>**COUNTY OF SUMNER**<br><br>The actual consideration or value, whichever is greater, for this transfer is **$175,000.00**<br><br>Brenda Norton<br>**Affiant**<br><br>Subscribed and sworn to before me, this **24th** day of **January, 2018.**<br><br>Jennifer McEwen<br>**Notary Public**<br>**My commission expires: 3/23/21** |

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

**THIS INSTRUMENT WAS PREPARED BY**
**HARPETH ESCROW, LLC**
**1517 HUNT CLUB BLVD**
**GALLATIN, TN 37066**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Thomas Baker**<br>**Ken Jacobs** | **SAME** | **05303019000** |
| **1305 Clarke Street** | | |
| **Old Hickory, TN 37138** | | |
| | | |

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 ACKNOWLEDGE, WE,

**Elnatha Moore, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Thomas Baker and husband, Ken Jacobs, tenants by the entirety**

HEREINAFTER CALLED THE GRANTEES, 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 Fourth Civil District of Davidson County, Tennessee, being Lot 203 on the Plan of Section 'B' Village of Old Hickory, of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elnatha Moore, a single woman from Judith E. Farrar, an unmarried woman by Warranty Deed dated 6/10/15, and recorded in Instrument No. 20150616-0057356, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as **1304 Clarke Street, Old Hickory, TN 37138.**

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 in 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 my/our hand(s) this **24th** day of **January, 2018**.

**Elnatha Moore**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

Personally appeared before me, a Notary Public of said County and State, **Elnatha Moore,** the within named Grantor(s), 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, at office, this **24th** day of **January, 2018.**

**Notary Public**
**My Commission Expires:** 3/23/21

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021