STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$299,000.00** (Two Hundred Ninety Nine Thousand).

AFFIANT

Subscribed to and sworn before me this 13th day of March, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES: 01-06-2020

(NOTARY SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 69665 DEEDWARR
03/15/2018 01:11:05 PM 2 pgs
Fees: $13.00 Taxes: $1,106.30
20180315-0024573

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:
Chris H. Warrick and Amanda K. Warrick 3467 Binkley Road Joelton, TN 37080	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, **JEREMY BAKER AND SPOUSE, TRACY BAKER,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CHRIS H. WARRICK AND AMANDA K. WARRICK, 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 Jeremy Baker and spouse, Tracy Baker by deed from Billy R. Baker a/k/a Billy Ray Baker of record in Instrument Number 20171109-0115689, dated November 8, 2017 and recorded November 9, 2017, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

LTSR Number GTE File: 20180324838

WITNESS, this 13th day of March, 2018

Jeremy Baker

Tracy Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of March, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeremy Baker and Tracy Baker** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 13th day of March, 2018.

Notary Public

Commission Expires:

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