THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180114806

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $686,500.00.

Affiant

Subscribed and sworn to before me, this 2nd day of April, 2018.

Notary Public
My Commission Expires: 3/3/19

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 75795 DEEDWARR
04/03/2018 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,540.05
20180403-0030906

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Janet A. Baker and Daniel E. Baker 4223 Stammer Place Nashville TN 37215	~~New Owner~~ United Wholesale Mortgage 1414 East Maple Rd. Troy, MI 48083	Tax Parcel ID No. 131-02-3A-008.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rawson James Valentine, Trustee of the Rawson James Valentine Family Revocable Trust, established by the Revocable Trust Agreement of Rawson James Valentine, dated September 29, 1993, as amended and restated on May 5, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel E. Baker and Janet A. Baker, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, on the plan of Stammer Park, of record in Instrument No. 20 1 40226-0016530, in the Register's Office for Davidson County, Tennessee, and further established by Master Deed Establishing a Private Element Horizontal Property Regime of Stammer Parke of record in Instrument No. 20071018-0123611 amended and restated in Instrument No. 20140225-0016083, further amended in Instrument No. 20170308-0022952, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to R. JAMES VALENTINE and TRACY W. VALENTINE, husband and wife, by deed from HAURY AND SMITH CONTRACTORS, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20151119-0117551, dated November 16, 2015, said Register's Office.

TRACY W. VALENTINE conveyed her interest to R. JAMES VALENTINE, by quitclaim deed of record in Instrument No. 20160810-0083247, dated July 20, 2016, said Register's Office.

RAWSON JAMES VALENTINE a/k/a R. JAMES VALENTINE conveyed his interest to RAWSON JAMES VALENTINE, TRUSTEE OF THE RAWSON JAMES VALENTINE FAMILY REVOCABLE TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF RAWSON JAMES VALENTINE DATED SEPTEMBER 29, 1993, AS AMENDED AND RESTATED ON MAY 5, 2017, by quitclaim deed of record in Instrument No. 20170516-0048548, dated May 15, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements,

utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 131-02-3A-008.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20140226-0016530, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20071018-0123611, amended and restated in Instrument No. 20140225-0016083, further amended in Instrument No. 20170308-0022952, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20070302-0025677, said Register's Office.

This is improved property located at 4223 Stammer Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2018.

The Rawson James Valentine Family Revocable
Trust, established by the Revocable Trust Agreement
of Rawson James Valentine, dated September 29, 1993, as
Amended and Restated on May 5, 2017

Rawson James Valentine, trustee
By: Rawson James Valentine , Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rawson James Valentine, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Rawson James Valentine Family Revocable Trust, established by the Revocable Trust Agreement of Rawson James Valentine, dated September 29, 1993, as amended and restated on May 5, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of April, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY