Bill Garrett Davidson County
Batch# 81491 DEEDWARR
04/17/2018 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20180417-0035820

BSF

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Hopkins

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

James R Baker Jr
Affiant

BECKEY S FLIPPIN
ID # 12842535-5
My Comm. Exp. 10-26-2018

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

Notary Public State of Texas

(Notary Stamp)

My commission expires: 10/26/2018

Beckey S Flippin

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Andrew D. Lee	New Owner	142-16-0D-003.00-CO
2905 Glenway Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

James R. Baker, Jr., unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Andrew D. Lee, unmarried and Rebecca A Griffith, unmarried, as joint tenants with rights if survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 3 on the Plan of Final Plat, Devon Glen, Phase I of record in Book 7900, Page 457, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to James R. Baker, Jr., and wife, Faye D. Baker, by Warranty Deed from Great Southern Homes of Tennessee, Inc. of record in Book 9536, page 478, in the Register's Office for Davidson County, Tennessee; the said Faye D. Baker having since died September 13, 2008, leaving James R. Baker, Jr., as the sole surviving tenant by the entirety.

This is improved property known as 2905 Glenway Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Final Plat, Devon Glen, Phase I of record in Book 7900, Page 457, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of April, 2018.

James R Baker Jr
James R. Baker, Jr.

STATE OF Texas
COUNTY OF Hopkins

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James R. Baker, Jr. , the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of April, 2018.

Notary Public ~~State of Texas~~
Beckey S Flippin
My Commission Expires: 10/26/2018

BECKEY S FLIPPIN
ID # 12842535-5
My Comm. Exp. 10-26-2018

SolomonParks File No. 18-001092-528

SP 11/2015

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal