THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
April Baker and Deborah Lynn
272 Clearlake Drive West
Nashville, TN 37217
SEND TAX BILLS TO:
new owners

Bill Garrett Davidson County
Batch# 98782 **DEEDWARR**
06/01/2018 09:43:58 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20180601-0052165

WARRANTY DEED

(Map 136-6, Parcel 93.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **KENNETH B. LAUER and wife, JEANNINE LAUER, A/K/A LOLA J. LAUER,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **APRIL BAKER, a married woman, and DEBORAH LYNN, a married woman**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 326 on the Plan of Priest Lake Park, Section 5, according to plat and survey of same appearing of record in Plan Book 4460, pages 174, 175 and 176, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Kenneth B. Lauer and wife, Jeannine Lauer, by Warranty Deed from J.D. Parker and wife, Dolores Teresa Parker, dated June 2, 1978, of record in Book 5298, page 7, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 4460, pages 174, 175 and 176; to Restrictive Covenants of record in Book 4698, page 969; to Right-of-way easement of record in Book 4598, page 923, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 272 Clearlake Drive West, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantees.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-18ES-18-212

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 29th day of May, 2018.

Kenneth B. Lauer
KENNETH B. LAUER

Jeannine Lauer
JEANNINE LAUER

Lola J. Lauer
A/K/A LOLA J. LAUER

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth B. Lauer and Jeannine Lauer, a/k/a Lola J. Lauer, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of May, 2018.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of May, 2018.

Notary Public

My commission expires: May 15th, 2021

File No. 20180213

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY