WARRANTY DEED

Bill Garrett Davidson County
Batch# 98807 DEEDWARR
06/01/2018 10:13:52 AM 2 pgs
Fees: $13.00 Taxes: $3,089.50

20180601-0052207

J-GB-18-811-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary C. Baker	**New Owner**	
(NAME)	(NAME)	**08305018200**
811 & 901 Gallatin Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN M. JERNIGAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY C. BAKER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a portion of Lots 4 & 5 on the Map of Cobb's Subdivision of the R. K. Brown property, as of record Book 332, page 144, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the steel pipe at the intersection of the easterly margin of Gallatin Road and the southerly margin of Petway Avenue; thence, with the southerly margin of Petway Avenue, North 82 degrees 59' 19" East, 92.61 feet to an iron pin; thence, leaving said margin South 03 degrees 18' 41" East, 100.00 feet to a steel pipe; thence, South 82 degrees 57' 55" West, 92.02 feet to a P.K. nail on the easterly margin of Gallatin Road; thence, with said margin of Gallatin Road, North 03 degrees 38' 53" West, 100.0 feet to the point of beginning, containing 9213.746 square feet or .212 acres, according to a survey prepared by Phillip E. Holmes, Jr. RLS #1728 dated October 28, 1999.

Being the same property conveyed to Brian M. Jernigan, a married person, by Quitclaim Deed from James A. Crossman, of record in Instrument No. 20011031-0118867, in the Register's Office of Davidson County, Tennessee, dated October 25, 2001 and recorded on October 31, 2001.

And being the same property conveyed to James A. Crossman, a married person, and Brian M. Jernigan, by Warranty Deed from Earl Scheib Realty Corporation, a California Corporation, of record in Book 11739, Page 977, in the Register's Office of Davidson County, Tennessee, dated November 9, 1999 and recorded on November 11, 1999.

****Said property is not the principle residence of the Grantor.**

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COBB'S SUBDIVISION OF THE R. K. BROWN PROPERTY, as recorded in Plat Book 332, Page(s) 144, in the Register's Office of Davidson County, Tennessee,
- Contract of record in Book 4281, Page 348, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **811 Gallatin Ave., Nashville, Tennessee 37206**.

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. 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 the 30th DAY OF MAY, 2018.

Brian M. Jernigan

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN M. JERNIGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212