Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$401,000.00.** Affiant Subscribed and sworn to before me, this the 29th day of June 2018. Notary Public My commission expires: (AFFIX SEAL)

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SCOTT BAKER AND KATHERINE BAKER	**NEW OWNER**	**118-06-OD-040.00 CO**
2815 Vaulx Ln		Bill Garrett Davidson County Batch# 111325 **DEEDWARR** 07/02/2018 10:04:16 AM 2 pgs Fees: $13.00 Taxes: $1,483.70
Nashville, TN 37204		20180702-0063695

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
MARA GIOVANNI, UNMARRIED

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SCOTT BAKER AND KATHERINE BAKER, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, being Unit No. 40 on the Plat of Gale Park Single Family Homes, a Condominium of record as Instrument No. 20110224-0015356, amended as Instrument No. 20110311-0019705, further amended as Instrument No. 20120508-0039773, further amended as Instrument No. 20120921-0086162 and further amended as Instrument No. 20130306-0022201, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to MARA GIOVANNI, by deed from NATHAN R. HYSMITH, A MARRIED MAN, of record in Instrument No. 20140731-0068421, dated July 24, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 132 Gale Park Lane, Nashville, TN 37204.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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.

Witness my/our hand(s) this 29 day of June, 2018.

MARA GIOVANNI

State of Tennessee)
County of Davidson)

On this 29th day of June, 2018, before me personally appeared, **MARA GIOVANNI** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY