PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 116248 DEEDWARR
07/13/2018 10:59:02 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20180713-0068106

W & I Ref: (DM) Title No.: 59886-
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Aimee M. Knight 752 Fox Ridge Drive Brentwood, TN 37027	SAME RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215

TAX MAP PARCEL NUMBERS: 160140C05200CO

BOX 10-A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$195,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald Wayne Baker and Judy Marie Baker, Trustees of the Baker Joint Revocable Trust, created July 20, 2017, as to a one-half (1/2) interest and Amy Johnson Manzanares, Successor Trustee of the Dianne B. Johnson Revocable Trust, created February 15, 2017, as to a one-half (1/2) interest,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aimee M. Knight** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 752 in Brentwood Trace Condominiums, Section Two, a horizontal property regime, as shown on the plat of Brentwood Trace Condominiums, Section Two, of record in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 5818, page 915, said Register's Office, to which reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and Bylaws appended thereto, record in Book 5818, page 915, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is Amendment to Bylaws in Book 5868, page 70, said Register's Office.

Being the same property conveyed to Diane B. Johnson and Judy M. Hamlett by Warranty Deed from Haury & Smith Contractors Inc., dated March 28, 1983 and recorded on March 31, 1983 of record in Book 6029 page 360 Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 7, 2017, recorded September 13, 2017 of record in Instrument No. 20170913-0093726, said Register's Office. Judy Marie Baker (F/K/A Judy M. Hamlett) conveyed her interest in subject property to Ronald Wayne Baker and Judy Marie Baker, co-trustees of the Baker Joint Revocable Trust created July 20, 2017 as to a one-half (1/2) interest. By Quitclaim Deed dated April 3, 2018 recorded April 9, 2018 of record in Instrument No. 20180409-0032948, Dianne B. Johnson conveyed her interest in subject property to Dianne B. Johnson Trustee of the Dianne B. Johnson Revocable Trust executed February 15, 2017 as to a one-half (1/2) interest. Dianne B. Johnson has since died. Amy Johnson Manzanares was named as Successor Trustee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 376 and 377, said Register's Office, shows an owner's certificate, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5818, page 915 amended in Book 5868, page 70, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 752 Fox Ridge Drive, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of July, 2018

The Baker Joint Revocable Trust
By:

Ronald Wayne Baker, Trustee
Ronald Wayne Baker, Trustee

Judy Marie Baker, Trustee
Judy Marie Baker, Trustee

Dianne B. Johnson Revocable Trust
By:

Amy Johnson Manzanares, Successor Trustee
Amy Johnson Manzanares, Successor Trustee

State of Tennessee

County of Davidson

On this 10th day of July, 2018. before me the undersigned authority, personally appeared **Amy Johnson Manzanares, as Successor Trustee of the Dianne B. Johnson Revocable Trust,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

On this 12th day of July, 2018, before me the undersigned authority, personally appeared **Ronald Wayne Baker and Judy Marie Banker as Trustees of The Baker Joint Revocable Trust,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $195,000.00.

Kathy Snider
Affiant

Sworn and subscribed before me this 12th day of July, 2018.

Notary

My Commission Expires:

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Commission Expires August 30, 2021