# WARRANTY DEED

Bill Garrett Davidson County
Batch# 116447 DEEDWARR
07/13/2018 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $525.40
20180713-0068446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Steven P. Disser, Attorney
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

SANDY BALDWIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Chris Haynes | same | 136150056 |
| (NAME) | (NAME) | |
| 2026 South Mount Juliet Rd. | | |
| (ADDRESS) | (ADDRESS) | |
| Mount Juliet, TN 37122 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Timothy Scott Baker, married, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris Haynes, married, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 51 on the plan of Section Two, Harbour Town Village, of record in Book 4675, pages 146 and 147, Register's Office for said County, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to James W. Baker and wife, Betty Sue Baker by deed from Jerry W. Dale and wife, Joyce B. Dale of record in Book 5900, page 859, Register's Office for Davidson County, Tennessee. Betty Sue Baker having conveyed her interest to James Walter Baker by deed recorded in Book 9722, page 203, said Register's Office. James Walter Baker having died intestate as show in Affidavit of Heirship recorded in Instrument Number 20180313-0023851, said Register's Office, and Affidavit shows Timothy Scott Baker and Brenda R. Baker to be his only heirs-at-law. Brenda R. Baker having died testate and property was devised to Timothy Scott Baker under Item III, subparagraph 3.1, of the Last Will and Testament of Brenda R. Baker, deceased, of record in Probate File 18P156, Probate Clerk's Office for Davidson County, Tennessee, and Will also recorded in Instrument Number 20180313-0023850, Register of Deeds Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION TWO, HARBOUR TOWN VILLAGE, OF RECORD IN BOOK 4675, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 2920 Starboard Lane, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, 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 hand this 13th day of July, 2018.

Timothy Scott Baker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of July, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy Scott Baker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/8/22

Notary Public,

Return To:

Steven P. Disser, Attorney
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY



201807130068446

## Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

*Signature*

State of Tennessee

County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
*Notary's Name*

state, Steven Disser, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).