This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2664

Bill Garrett Davidson County
Batch# 131976 **DEEDWARR**
08/22/2018 10:50:43 AM 2 pgs
Fees: $13.00 Taxes: $908.35

20180822-0083257

STATE OF TENNESSEE
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $245,500.00

Affiant

Subscribed and sworn to before me this the 17th day of August, 2018

Notary Public
My Commission Expires: 7/21/20

COURTNEY ALBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 07/21/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rachel P. Baker 1008 Todd Preis Dr. Nashville, TN 37221	First Federal Bank 1101 Hwy 46 S Dickson, TN 37055	142-05-0C-049.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Leon J. Fritz, Executor of The Estate of Sherron C. Fritz**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rachel P. Baker, unmarried**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. R-404 together with the carport designated as R-404-C on the plan of River Plantation Condominiums, Phase One, Section Four, of record in Book 4860, page 17, 18 and 19 and amended in Book 4860, page 107,108 and 109, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sherron Fritz, a single person, by Warranty Deed from Malcolm C, Hazelip, dated September 13, 1993, recorded September 15, 1993, of record in Book 9080, Page 71, Register's Office for Davidson County, Tennessee. The said Sherron Fritz having since died testate on October 13, 2017, property being conveyed in accordance with the terms of the Last Will and Testament of Sherron C. Fritz as it appears in the Estate of record in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 17P2017.

This is improved property located at: **1008 Todd Preis Drive, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of August, 2018.

GRANTOR:

The Estate of Sherron C. Fritz

By: _____
Leon J. Fritz, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Leon J. Fritz, Executor of The Estate of Sherron C. Fritz, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of August, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

_____
Notary Public
My Commission expires: 3/8/2021