Bill Garrett Davidson County
Batch# 132587 DEEDWARR
08/24/2018 10:56:10 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00

20180824-0084104

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 805167 418306-001789 Kay Long	The actual consideration or value, whichever is greater, for this transfer is $ 800,000.00 CBCA. Affiant Subscribed and sworn to before me, this the 16th day of August, 2018. Janderson Notary Public My commission expires: (Affix Seal)

J. ANDERSON, STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Matthew G. Baker	NAME: NEW OWNER
STREET ADDRESS: 4013 Colorado Ave Nashville, TN 37209	STREET ADDRESS:
MAP & PARCEL NO.: 103-08-0-007.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lanny T. Mize and Stacie Elizabeth Mize, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Matthew G. Baker, unmarried

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 4013 Colorado Avenue, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her 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, has 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/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 25th day of June, 2018.

X _____
Lanny T. Mize

X _____
Stacie Elizabeth Mize

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lanny T. Mize, married (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 25th day of June, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires 10-7-2019

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Stacie Elizabeth Mize, married (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 25th day of June, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires 10-7-2019

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lot 20 of The Plat of West End Annex 2 Lot Minor Plat of record in Plat at Instrument No. 20110526-0040475, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lanny T. Mize and wife, Stacie Elizabeth Mize by Warranty deed from Christopher Haynes and wife, Melissa R. Haynes of record in Instrument No. 20120222-0015311 Register's Office for Davidson County, Tennessee, dated February 17, 2012 and recorded on February 22, 2012. (Value of consideration shown in aforementioned deed $560,000.00.) Being also known as 4013 Colorado Avenue Nashville,, Tennessee 37209.