Karen Y Johnson Davidson County
Batch# 147184 DEEDWARR
10/01/2018 10:31:01 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20181001-0096889

AUBREY SALING

TO: *WARRANTY DEED*

ZACHARY ANDREWS BAKER

THIS WARRANTY DEED OF REALTY, executed as of the 26th day of September, 2018, by Grantor, **AUBREY SALING, AN UNMARRIED WOMAN**, to Grantee, **ZACHARY ANDREWS BAKER, AN UNMARRIED MAN**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> A tract of land in the 14th, formerly the 24th Civil District of Davidson County, State of Tennessee, located on the south side of Union Hill Road, near the Intersection of Morgan and Cotton Patch Road. Beginning at a point in the center of said Union Hill Road, and running North 88 deg. 15' E 511 feet to a point; thence North 35 deg. W 276 feet to a point, Ruff land; thence S 88 deg. 15' W, 250 feet with Ruff line to center of said Union Hill Road; thence with center of said road S 15 deg. 30' W 112.2 feet; thence S 28 deg. 30' W, 143 feet to the point of beginning containing 2 acres, more or less, according to survey made by C.J. Carney, Surveyor, dated April 15, 1959. The herein legal description is the same as the previous deed of record.
>
> BEING the same property conveyed to Aubrey Saling, unmarried woman by Quitclaim Deed from Brian Saling, dated October 30, 2015 and filed for record November 5, 2015 at 8:57 a.m., in Instrument No. 20151105-0112619, Register's Office of Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2018 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR-18-2633

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

AUBREY SALING GRANTOR

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **AUBREY SALING,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 26th day of September, 2018

JON GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 5-10-2021

Notary Public

Property Owners Name
and Mailing Address:

Zachary Andrews Baker
2633 Union Hill Rd.
Joelton, TN 37080

Person or Entity Responsible for
Payment of Property Taxes:

New Owner

Property Address:
2633 Union Hill Road
Joelton, TN, 37080

Map and Parcel No.
015-00-0-106.00

STATE OF TENNESSEE,
ROBERTSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$299,900.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant _____

Subscribed and sworn to before me this the **26th day of September, 2018.**

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-10-2021

JON GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172