STATE OF Tennessee
COUNTY OF Davidson

Karen Y Johnson Davidson County
Batch# 147939 DEEDWARR
10/02/2018 11:36:27 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20181002-0097660

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2018.

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-3345

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lester Paul Richardson (NAME)	U.S. Bank N.A. (NAME)	034-05-0-039
306 Marita Avenue (STREET ADDRESS)	300 Pleasant Grove Rd, Ste 110 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Mt Juliet, TN 37122 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Lecia Baker, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lester Paul Richardson, a single man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 56 on the Plan of Gatewood Subdivision, Section I, as of record in Book 3300, Page 47-52, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 100 feet along the easterly margin of Monica Avenue and runs back between lines 150.5 feet along the northerly line and 118.8 feet along the southerly line to a line at the rear measuring 104.9 feet thereon.

Being the same property conveyed to Lecia Baker by Quitclaim Deed dated July 30, 2015 from Nancy Rayburn, recorded August 14, 2015, in Instrument Number 20150814-0081697, in the Register's Office Records of Davidson County, Tennessee.

Michael Baker joins in this conveyance for the purpose of conveying any interest he may have in said property, particualerly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Book 3370, Page 121, Book 3398, Page 438, recorded in the Register's Office records of Davidson County Register of Deeds.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3300, Page 47-52, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 516 Monica Avenue, Goodlettsville, TN 37072.

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.

Witness my/our hand(s) this 28th day of September, 2018.

Lecia Baker
Lecia Baker

Michael Wayne Baker
Michael ~~Baker~~ Wayne Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2018, before me personally appeared Lecia Baker and Michael Baker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 28th day of September, 2018.

Notary Signature
My commission expires: 6/22/21



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066