BOX 10-A

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151049 **DEEDWARR**
10/12/2018 09:56:40 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20181012-0101331

MST 2018-1317

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF October, 2018

Notary Public

MY COMMISSION EXPIRES: October 5, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David G. Baker and Abigail L. Baker	Regions Bank dba Regions Mortgage RCN-6	159-00-0-075.00
(NAME)	(NAME)	
1121 Oman Drive	2050 Parkway Office Cir.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Larimore Foster, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David G. Baker and Abigail L. Baker, husband and wife,** 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:

A tract of land in the 16th, formerly the 7th, Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of Oman Memorial Drive, at the northeast corner of the property conveyed to Edward H. Johnson and wife, by deed from Alleen P. Gardner and husband, of record in Book 2277, page 385, Register's Office for said county; thence with the center of said Drive, south 78 deg. east 190 feet; thence south 4 deg. 23' east 549.1 feet; thence north 82 deg. west 160 feet to said Johnson's southeast corner; thence with said Johnson's eastern boundary line, north 7 deg. west 563.3 feet to the beginning, containing 2.16 acres, more or less, according to a survey made by Stephen A. Draper, Surveyor, April 21, 1954.

Being the same property conveyed to Larimore Foster and wife, Dorothy Foster by Installment deed from Darcie Crutcher and Catherene Crutcher of record in Book 2904, page 380, Register's Office for Davidson County, Tennessee, dated April 27, 1959 and recorded on May 7, 1959. Dorothy Foster having since died on April 5, 2000, said property vested to Larimore Foster as surviving spouse by operation of law.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Subject to: Property taxes have been prorated as of the closing date. Subject to all matters appearing of public record. Subject to the flow of any creeks, streams, or branches across subject property.

This property, known as 1121 Oman Drive, Brentwood, TN 37027
(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 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. 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/our hand(s) this 10th DAY OF Oct, 2018.

Larimore Foster

Jill A. Gimmey joins in this conveyance to convey any and all marital interest she may have in subject property.

Jill A. Gimmey

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larimore Foster and Jill A. Gimmey, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of October, 2018.

Notary Public

My Commission Expires: 7-11-2020

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020