RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811203

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156703 **DEEDWARR**
11/05/2018 11:07:12 AM 3 pgs
Fees: $18.00 Taxes: $1,002.70

20181105-0109450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2018.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara R. Conley 1628 Timber Run Nashville, TN 37214	Same address as new owner	108 16 0A 008.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy One Thousand and 00/100 Dollars ($271,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DENISE BEARD BAKER AND MATTHEW BAKER,** wife and husband, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BARBARA R. CONLEY**, a single woman, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Timber Ridge of record in Instrument No. 200401130005330, Register's Office for Davidson County, Tennessee, to which plan referfence is hereby made for a more complete description of said property.

Being that same property conveyed to Denise J. Beard, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated December 9, 2004 and recorded in Instrument No. 200412090146881, Register's Office for Davidson County, Tennessee. Further conveyed to Denise Beard Baker, by Quit Claim Deed from Denise J. Beard NKA Denise Beard Baker, married, dated November 19, 2004 and recorded in Instrument No. 200412090146881, said Register's Office.

The address of the herein described property is believed to be 1628 Timber Run, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of October, 2018.

Denise Beard Baker

DENISE BEARD BAKER

Matthew Baker by his attorney in fact

MATTHEW BAKER, by his attorney-in-fact,
DENISE BEARD BAKER

Denise Beard Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Denise Beard Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of October, 2018.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Denise Beard Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Matthew Baker,, as his attorney-in-fact, and that she executed the same for the purposes therein contained, as the free act and deed of Matthew Baker.

WITNESS my hand and seal, this the 31st day of October, 2018.

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19

