Karen Y Johnson Davidson County
Batch# 181729 DEEDWARR
01/08/2019 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,004.55
20190108-0002064

#34586

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of January, 2019

Notary Public

MY COMMISSION EXPIRES: October 7, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kathleen M. O'Connor and Joseph S. Wolf	Capstar Bank	072 03 0 059.00
(NAME) 1227 McChesney Avenue	(NAME) 2002 Richard Jones Rd Suite A 300	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marshall F. Baker, II and Deborah Baker, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kathleen M. O'Connor and Joseph S. Wolf, wife and husband,** 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:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 212 on the Map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee. Said part of Lot No. 212 fronts 57.4 feet on the northerly side of McChesney Avenue and runs back between parallel lines, the westerly line being along the dividing line between Lots 212, 213 on said plan, 205 feet to the southerly line of Lot No. 242.

Being the same property conveyed to Marshall Baker and Deborah Johnson, both unmarried, as joint tenants with right of survivorship by Warranty Deed from The Estate of Dorothy L. Smith dated April 6, 1999 and recorded April 8, 1999 in Book 11424, Page 260 and re-recorded November 27, 2001 as Instrument No. 20011127-0129030, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Marshall F. Baker II and Deborah Baker, husband and wife by Quitclaim Deed from Marshall Baker and Deborah Johnson, Both unmarried dated March 21, 2016 and recorded March 29, 2016 as Instrument No. 20160329-0029351, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 1227 McChesney Avenue, Nashville, TN 37216

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 our hands this 7th day of January, 2019

Marshall F. Baker, II

Deborah Baker

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

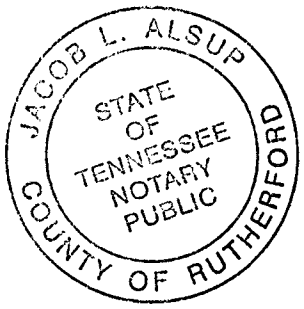
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Marshall F. Baker, II and Deborah Baker**, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of January, 2019.

Notary Public

My Commission Expires: 9-30-21

(SEAL)



File Number: MFR-187311SSO

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

