THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34594-12-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $289,000.00. Affiant Subscribed and sworn to before me this 8th day of January, 2018. Notary Public My Commission Expires: 1/20/19 LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Joshua C. Peoples, Kelsey M. Peoples 617 Wolfeboro Lane Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 141 05 0 A 295 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jill Baker and Justin Baker, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua C. Peoples and Kelsey M. Peoples, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 617 Wolfeboro Lane, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Y Johnson Davidson County
Batch# 182110 DEEDWARR
01/09/2019 12:40:25 PM 4 pgs
Fees: $23.00 Taxes: $1,069.30
20190109-0002397

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of January, 2018.

Jill Baker

Justin Baker, by Jill Baker, his atty in fact

Justin Baker, by Jill Baker, his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jill 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, at office, this 8th day of January, 2018.

ASHLEY HART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jill 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, and who further acknowledged that she is the Attorney-in-Fact for Justin Baker, and she is authorized by Justin Baker to execute this instrument on his behalf.

Witness my hand, at office, this 8th day of January, 2018.

ASHLEY HART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Avondale Park, Phase 1, Section 2, as of record in Instrument No. 20081218-0121117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jill Baker and Justin Baker, wife and husband by deed dated October 10, 2009 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20091022-0097609, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable. Map and Parcel No. 141 05 0 A 295 00CO.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20020821-0100879, Register's Office for Davidson, County, Tennessee
3. Declaration of Covenants, Conditions and Restrictions for Avondale Park of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee
4. Dedication of common area to Avondale Park Owners Association, Inc. of record in Instrument No. 20170130-0009317, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20081218-0121117, Register's Office for Davidson County, Tennessee.
6. Easement granted to Harpeth Valley Utilities District of record in Book 5738, page 819. Partial Abandonment of Easement of record in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.
7. Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in Deed granted to the United States of record in Book 4193, page 903, Register's Office for Davidson County, Tennessee.
8. Easement for water line to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, page 832, Register's Office for Davidson County, Tennessee.
9. Easement for sewer line to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, page 400, Register's Office for Davidson County, Tennessee.
10. Easement for water main across the Dower Tract, a part of the Property, of record in Book 1237, page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth river and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, page 540, Register's Office for Davidson County, Tennessee).
11. Advertising space lease of record in Book 4494, page 882, Register's Office for Davidson County, Tennessee.
12. Right-of-way as shown on the Plat entitled Section 1 Harpeth 40 Mobile Home Park of record in Book 4300, page 49, Register's Office for Davidson County, Tennessee.

13. Advertising space lease between Buck Allision, Inc., and The Lamar Corporation, of record in Book 6078, page 619, Register's Office for Davidson County, Tennessee.
14. Easement for Landscape of record in Instrument No. 20090414-0033629 and Instrument No. 20090429-0038537, Register's Office for Davidson County, Tennessee.
15. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20040204-0013641, and Instrument No. 20080818-0084836, Register's Office for Davidson County, Tennessee.
16. Access Easement Agreement of record in Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee.
17. Easement for transmission line of record in Instrument No. 20060110-0003857, Register's Office for Davidson County, Tennessee.
18. Easement for transmission line of record in Instrument No. 20060110-0003857, Register's Office for Davidson County, Tennessee.
19. Deed to USA in Book 4118, page 694 and of record in Book 4228, page 635, Register's Office for Davidson County, Tennessee.
20. Order to TVA of record in Book 4273, page 280, Register's Office for Davidson County, Tennessee.
21. Storm water detention agreement of record in Instrument No. 20060512-0055867, Register's Office for Davidson County, Tennessee.
22. Memorandum of Lease by and between Michael R. Allison and National Advertising Company, dated June 26, 1995 and recorded in Book 10023, page 638, Register's Office for Davidson County, Tennessee.