Karen Y Johnson Davidson County
Batch# 182694 DEEDWARR
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Fees: $18.00 Taxes: $514.30
20190110-0002869

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Billy A. Baker

TO: Jason L. Walker
P.O. Box 849
Ashland City, TN 37015

MAP & PARCEL: 067-00-0-151.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Billy A. Baker, Grantor herein; have bargained and sold and by these presents do convey unto Jason L. Walker, Grantee herein, his heirs, successors and assigns, the following described property:

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 and dated February 23, 2001, known as job no. 010017 more particularly described as follows;

Beginning at an iron pin set on the northerly margin of Hydes Ferry Pike (State Hwy 12). Said point of beginning being the Southwest corner of the herein described tract and also being 1032.30' easterly from the intersection of the easterly margin of Old Hickory Boulevard with the northerly margin of said Hydes Ferry Pike; thence leaving the margin of Hydes Ferry Pike and with the line of Tract 2 and 3 of said survey N 21°07'11"E 448.64' to an iron pin set in the line of the S.H.H., L.L.C. Property; thence with said line and a fence S 63°46'50"E 805.00' to an existing iron pin; thence leaving S.H.H., L.L.C. property, S 38°36'00"W 163.06' to an iron pin set on the northerly margin of said Hydes Ferry Pike; thence with the said northerly margin and a curve to the left and having a radius of 1181.00' and a long chord of 44.85', said chord having a bearing N 77°32'51"W a distance along the curve of 44.85' to an iron pin; thence continuing with the margin of said Road and a curve to the left having a radius of 1689.00' and a long chord of 236.40'; said chord having a bearing of N79°31'25"W a distance along the curve 236.59' to an iron pin; thence N 85°08'30"W103.00' to an iron pin; thence N 87°46'09"W 102.00' to an iron pin; thence N 89°31'02"W101.20' to an iron pin; thence S89°36'35"W 100.10' to an iron pin; thence S89°27'52"W100' to the point of beginning containing 5.01 Acres +/-.

BEING the same property conveyed to Billy A. Baker and wife, Deanna H. Baker, from Robbie McKee Clay, unmarried, by deed dated June 1, 2001, and recorded on June 5, 2001 of record as Instrument No. 20010605-0058556, Register's Office of Davidson County, Tennessee. Deanna H. Baker having since died July 8, 2003 vesting title in Billy A. Baker as surviving tenant by the entirety.

This conveyance is subject to the lien of 2018 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to Drainage Easement(s) as set out in Warranty Deed of record in Book 9600, page 474, said Register's Office; Title to that portion of the land lying below the ordinary low water mark of the unnamed stream that runs through property; Easement for the flow of the waters of the unnamed stream that runs through property and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the waters of unnamed stream that runs through property, free from diminution or pollution; and all other matters of record.

This is unimproved property located at 0 Ashland City Highway, Nashville, TN 37218 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs, successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 10 day of JANUARY, 2019.

Billy A. Baker

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Billy A. Baker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 10th day of January, 2019.

NOTARY PUBLIC

My commission expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is 139,000.00.

Affiant

SWORN to and subscribed before me,

this the 10th day of January, 2019.

NOTARY PUBLIC

My commission expires: 1.10.21

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 10th day of January, 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY