Karen Johnson Davidson County
Batch# 188970 DEEDWARR
01/28/2019 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.96
20190128-0008150

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK190024TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Denise K. Baker and Timothy P. Baker, Trustees of the Baker Trust dated September 7, 2018	Denise K. Baker and Timothy P. Baker, Trustees of the Baker Trust dated September 7, 2018	
(NAME) 1417B Otay Street	(NAME) 1417B Otay Street	072-11-3K-002.00-CO
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Nine Thousand Nine Hundred Ninety And No/100 Dollars ($349,990.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WEEKLEY HOMES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Denise K. Baker and Timothy P. Baker, Trustees of the Baker Trust dated September 7, 2018**, 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 situated in Davidson County, Tennessee, being Unit 1417B, as established in Declaration of Covenants, Conditions and Restrictions for 1417 Otay Street Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161122-0123252, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Weekley Homes, LLC by Warranty deed from Shannon Watson, unmarried of record in Instrument No. 20160718-0073634 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 18, 2016.

unimproved ☐
This is improved ☒ property, known as 1417B Otay Street, Nashville, TN 37216
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Weekley Homes, LLC this 22nd day of January, 2019.

Weekley Homes, LLC

BY: _____
David Lowry
Land Acquisition Manager

STATE OF TENNESSEE
COUNTY OF Williamson

I, Danielle Chandler, a Notary Public for the said County and State, do hereby certify that David Lowry personally appeared before me this day and acknowledged that (s)he, as land acquisition manager of Weekley Homes, LLC, and that (s)he, as land acquisition manager being authorized to do so, executed the foregoing on behalf of the LLC.

Witness my hand and official seal at Davidson County, Tennessee this 22 day of January, 2019.

Commission Expires: _____

_____
Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022

True Copy Certification

I, Thomas Vorholt II, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt II who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires _____

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022