WARRANTY DEED

Karen Johnson Davidson County
Batch# 190956 DEEDWARR
02/01/2019 01:49:43 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20190201-0009879

J-ENP-18-2803-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
East Nashville Partners, LLC	**New Owner**	
(NAME)	(NAME)	**072-10-0-082.00**
140 Dixie Ave.		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM A. BAKER, II, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EAST NASHVILLE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
A tract of land in Davidson County, Tennessee, being a portion of Lot "A" on the Map of Bush Spain's Subdivision of part of The Zack Stull Land of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin in the west right of way of Gallatin Road, same being 114.97' North of the North right of way of Spain Avenue, thence with said right of way of Gallatin Road S 23 deg. 30' W 50.00' to an existing iron pin, thence leaving said right of way N 66 deg. 30' W 187.80' to an existing iron pin, thence 23 deg. 30' E 50.00' to an existing iron pin, thence S 66 deg. 30' E 187.80' to the point of beginning containing 0.215 acres, more or less.

Tract 2:
A tract of land in Davidson County, Tennessee, being a portion of Lot "A" on the Map of Bush Spain's Subdivision of part of The Zack Stull Land of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin in the west right of way of Gallatin Road, same being 64.97' North of the North right of way of Spain Avenue, thence with said right of way of Gallatin Road S 23 deg. 30' W 64.97' to an existing iron pin in the North right of way of Spain Avenue, thence with said right of way of Spain Avenue N 66 deg. 30' W 187.80' to an existing iron pin, thence, N 23 deg. 30' E 64.97' to an existing iron pin, thence S 66 deg. 30' E 187.80' to the point of beginning containing 0.280 acres, more or less.

Being the same property conveyed to Gary C. Baker and William A. Baker, both unmarried, as tenants in common with rights of survivorship by Warranty deed from AJT Roberts Partners, LLC, a Delaware limited liability company of record in Instrument No. 20160608-0057844 Register's Office for Davidson County, Tennessee, dated June 3, 2016 and recorded on June 8, 2016.

Being the same property conveyed to William A. Baker, II, unmarried by Quitclaim deed from Gary C. Baker, unmarried of record in Instrument No. 20161103-0116200 Register's Office for Davidson County, Tennessee, dated October 5, 2016 and recorded on November 3, 2016.

****William A. Baker & William A. Baker II are one in the same person.**

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee.

• Sanitary Sewer and/or Storm Drainage Easements of record in Book 4178, Page 160, Book 4178, page 538, in the Register's Office for Davidson County, Tennessee.
• Restriction as contained in Deed of record in Instrument Number 20021231-0162582 and Instrument Number 20070615-0071764, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **2803 Gallatin Pk., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 31 DAY OF JANUARY, 2019.

William A. Baker, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM A. BAKER, II, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212