Karen Johnson Davidson County
Batch# 219833 DEEDWARR
04/18/2019 03:02:04 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20190418-0035980

WARRANTY DEED

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Benjamin D Garlick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin D. Garlick	BNC NATIONAL BANK	08107014100
(NAME)	(NAME)	
2003 9th Avenue North	7007 COLLEGE BLVD STE 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	OVERLAND PARK, KS 66211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Nathaniel D. Baker, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto BDG **Benjamin D. Garlick, a single person,** 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON. STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, Being the Southerly 38 feet of Lot No. 26 on the Plan of Owen's Plan of Buena Vista, of record in Plat Book 57, page 26, Register's Office of Davidson County. Tennessee, located West of Ninth Avenue North and North of Clay Street and being more particularly described as follows:

Beginning, at a point in the Westerly margin of Ninth Avenue North, said point being 56.38 feet North along said margin from the Northerly margin of Clay Street; thence, leaving said of Westerly margin, S 74 deg. 27 min. 52 sec. W, 129.00 feet to a point in the Easterly margin of an alley; thence, with said alley, No 17 deg. 55 min. 07 sec. W, 38.00 feet to a point; thence, N 74 deg. 27 min. 52 sec, E, 129.00 feet to a point in the Westerly margin of Ninth Avenue North; thence, with said margin, S 17 deg. 55 min. 07 sec. E, 38.00 feet to a point of beginning. Containing 4,898 square feet or 0.11 acres, more or less.

Being the same property conveyed to Nathaniel D. Baker, an unmarried man by deed dated September 30, 2015 from Urban Core Homes, II, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151005-0101281, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2003 9th Avenue North, Nashville, TN 37208
(House Number) (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.

Witness my/our hands this 15 day of April, 2019.

X _____
Nathaniel D. Baker

State of New York

County of New York

On this 15th day of April, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Nathaniel D. Baker, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 15th day of April, 2019.

_____
Notary Public
My Commission Expires: 09/19/21

File No.: 19-Carlick

FELIX MOISO NOTARY PUBLIC STATE OF NEW YORK

FELIX MOISO
Notary Public - State of New York
NO. 01MO6133930
Qualified in Kings County
My Commission Expires Sep 19, 2021