WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of May, 2019 by and between **ROBERT BRIAN BAKER A/K/A ROBERT BRYAN BAKER and wife, STEPHANIE PASCHALL BAKER,** party of the first part, and **SOUTHBAY PROPERTIES, LLC, a Tennessee limited liability company,** party of the second part,

WITNESSETH: That for and in consideration of $10.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee and being more particularly described as follows:

Legal Descriptions:	See Exhibit A
Parcel Nos.:	04313003400 (Tract 1) and 04313003300 (Tract 2)
Property Address:	121 E. Old Hickory Blvd., Madison TN 37115 (Tract 1) 207 E. Old Hickory Blvd., Madison, TN 37115 (Tract 2)

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered except: any and all existing easements, subdivision restrictions, building lines, declarations of covenants, conditions and restrictions and other matters shown on the plats and instruments of record in the Davidson County Register's Office, and specifically as recorded in Plat Book 547, Page 130; Easements of Record in Book 8651, Page 185 and in Book 8665, Page 806; Lease of record in Book 11060, Page 897 and 2019 Davidson County property taxes not yet due and payable and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signatures of the said party of the first part the day and year first above written.

Karen Johnson Davidson County
Batch# 231659 **DEEDWARR**
05/17/2019 02:47:59 PM 3 pgs
Fees: $18.00 Taxes: $541.02

20190517-0046876

ROBERT BRIAN BAKER A/K/A ROBERT BRYAN BAKER

STEPHANIE PASCHALL BAKER

STATE OF TENNESSEE:
COUNTY OF Davidson :

On this the 17 day of May, 2019, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, **Robert Brian Baker a/k/a Robert Bryan Baker and Stephanie Paschall Baker**, to me known, or proved to be the persons described herein and who being first duly sworn, made oath that they executed the foregoing instrument for the purposes therein contained and as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

CHERYL BIDDLE State of Tennessee Notary Public Davidson County

Cheryl Biddle
NOTARY PUBLIC

STATE OF TENNESSEE:
COUNTY OF ~~SHELBY:~~ DAVIDSON

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $146,222.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 17 day of May, 2019.

CHERYL BIDDLE State of Tennessee Notary Public Davidson County

Cheryl Biddle
NOTARY PUBLIC

REGISTER'S USE ONLY

Property also known as:
121 and 207 E. Old Hickory Blvd.
Madison, TN 37115

This instrument prepared by:
James A. Crislip, Jr., Attorney
Crislip, Philip & Royal
5170 Sanderlin Ave., Ste. 201
Memphis, TN 38117
(901) 525-2427

NEW OWNER & SEND TAX NOTICE TO:
Southbay Properties, LLC
5851 Ridge Bend
Memphis, TN 38120

Exhibit "A"

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 13 and 14 on the Map of Madison Commerce Center Subdivision, as of record in Book 547, Page 130, Register's Office for said County.
Said Lots Nos. 13 and 14 adjoin and front 50 feet together on the north side of Old Hickory Boulevard, formerly Sweetbriar Avenue, and run back between lines, 129 feet 7 inches on the west line of Lot No. 13 and 129 feet 9 inches on the east line of Lot No. 14 to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Robert Bryan Baker and Stephanie Paschall, both unmarried, by deed from Leonard Lewis of record in Instrument No. 20031001-0145140, dated September 24, 2003, Register's Office for Davidson County Tennessee.

TRACT 2:
BEING Lots Nos. 15 and 16 on the Map of Madison Commerce Center Subdivision of record in Book 547, Page 130, Register's Office for said County.
Said Lots Nos. 15 and 16 join and front together 50 feet on the north side of Sweetbrier Avenue and run back between parallel lines 129.9 feet on the west line of Lot No. 15 and 129 feet 11 inches on the east line of Lot No. 16, to the southerly margin of a 9 foot alley, measuring 50 feet thereon.

Being the same property conveyed to Robert Brian Baker and Stephanie Paschall by deed from Clair Ivanov aka Mildred Petri Ivanov, dated September 24, 2003, of record in Instrument No. 20031006-0147111, Register's Office for Davidson County, Tennessee.