THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 235918 DEEDWARR
05/29/2019 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20190529-0050630

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Eric Holman 403 Mckeige Court Nashville, TN 37214	Everett Financial Inc., d/b/a Supreme Lending 3325 Aspen Grove Drive, Suite 204 Franklin TN 37067	095-16-0-023

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Brian M. Baker** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric Holman**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being **Lot No. 38** *on the Plan of Perry Heights, as of record in Plat Book 2900, Page 18,* Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Katherine L. Bailey, unmarried, by Warranty Deed from Wanda Carole Watson, Michael Midgett, Mark Wesley, and Joyce A. Midgett, unmarried, of record on August 22, 2003, at Instrument No. 20030822-0122214, Davidson County Register of Deeds. Further being the same property conveyed to Katherine L. Bailey and Brian M. Baker, as joint tenants with right of survivorship, by Warranty Deed from Katherine L. Bailey, of record on January 3, 2018, at Instrument No. 20180103-0001054, Davidson County Register of Deeds. Katherine L. Bailey has since died, leaving Brian M. Baker as the surviving joint tenant with right of survivorship.

This is property commonly known as 403 Mckeige Court Nashville, TN 37214

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 21st **day of May, 2019:**

Brian M. Baker

STATE OF Colorado

COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, *the within named* ***Brian M. Baker,*** *the bargainor, with whom I am personally acquainted or proved* to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of May, 2019:

Notary Public

My Commission Expires: May 09, 2021

JORGE M BAZAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174017944
MY COMMISSION EXPIRES MAY 09, 2021

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$230,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 21st DAY OF May, 2019.

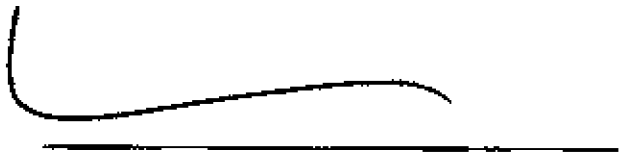
Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

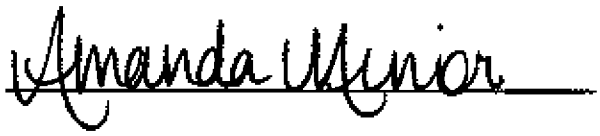
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

