WARRANTY DEED

Karen Johnson Davidson County
Batch# 238225 DEEDWARR
06/04/2019 09:02:34 AM 2 pgs
Fees: $13.00 Taxes: $1,783.40

20190604-0052908

Y-FM-19-6033

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Geoffrey Hewes Loose	**New Owner**	
(NAME)	(NAME)	**172-02-0-096.00**
6033 Deer Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **DAVID C. BAKER AND WIFE, JULIE A. BAKER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEOFFREY HEWES LOOSE, A SINGLE MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Section Five, Myrtlewood Estates of record in Plat Book 6250, Page (s) 910 and 911, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David C. Baker and wife, Julie A. Baker by Warranty deed from Charles E. Stanley and wife, Evelyn K. Stanley of record in Instrument No. 20000509-0046776 Register's Office for Davidson County, Tennessee, dated April 28, 2000 and recorded on May 09, 2000.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 910 and 911, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6544, Page 915, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 6489, Page 537 and Book 7464, Page 163 and Book 7358, Page 572, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7154, Page (s) 344 and 402, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions, of record in Book 7768, Page 279, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 7474, Page 638, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6033 Deer Trace, Nashville, Tennessee 37211**.

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 31st DAY OF MAY, 2019.

David C. Baker

Julie A. Baker

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID C. BAKER, 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 May, 2019.

Notary Public
My Commission Expires: 01/25/2023
(SEAL)

CHRISTINE E. TOWNS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires
01/25/2023

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ at Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE A. BAKER, 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 May, 2019.

Notary Public
My Commission Expires: 01/25/2023
(SEAL)

CHRISTINE E. TOWNS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires
01/25/2023

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