This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4307

Karen Johnson Davidson County
Batch# 243090 DEEDWARR
06/13/2019 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20190613-0056908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

April Wideman
Affiant

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 29th day of May, 2019

Notary Public
My Commission Expires: 2/20/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gordon W. Baker and Julia B. Patterson Baker 2218 Chickering Lane Nashville, TN 37215	Name and Address of Lender: New Owner	133-08-0-019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Flona R. Romahn**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Gordon W. Baker and Julia B Patterson Baker, husband sand wife**, 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:

Property located in Davidson County, Tennessee, being Lot No. 99 on the Plan of Glencoe Acres, Sections I and II, as of record in Book 1835, Pages 136, 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot 99 fronts 85 feet on the southeasterly side of Mimosa Drive and runs Back 194.2 feet on the easterly line and 193.2 feet on the westerly line, to the N.C. & St. L. Railroad right of way, measuring 82.2 feet thereon.

Being the same property conveyed to Flona R. Romahn by Warranty Deed from Wanda P. Collins, recorded September 29, 2014 in Instrument No. 20140929-0089293, Register's Office of Davidson County, Tennessee.

This is improved property located at: **3385 Mimosa Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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,

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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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2019.

GRANTOR:

Flona R. Romahn

Flona R. Romahn

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Flona R. Romahn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of May, 2019.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

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True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, D. Shayne Adair, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



D. Shayne Adair