Karen Johnson Davidson County
Batch# 243124 DEEDWARR
06/13/2019 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,215.45
20190613-0056964

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Y-VRES-19-507

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)
Gordon W Baker and Julia B. Patterson Baker		
(NAME) 2218 Chickering Lane	(NAME) New Owner	**161-03-0-049.00**
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **BARBARA J. GREENWOOD, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GORDON W BAKER AND JULIA B. PATTERSON BAKER, HUSBAND AND WIFE,** 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. 29 on the Plan of Wilkerson Heights of record in Plat Book 2900, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 29 fronts 168 feet on the Southerly side of Brewer Drive and runs back 270 feet on the Easterly line and 310.3 feet on the Westerly line, which is a broken line, to a dead line in the rear on which it measures 115 feet.

Being the same property conveyed to Barbara J. Greenwood and Sidney L. Greenwood by Warranty deed from Eldredge M. Dorris and wife, Minnie J. Dorris of record in Book 6779, page 933, Register's Office for Davidson County, Tennessee, dated February 06, 1986 and recorded on February 10, 1986.

Being the same property conveyed to Barbara J. Greenwood by Quit Claim deed from Sidney L. Greenwood of record in Book 8946, page 573, Register's Office for Davidson County, Tennessee, dated April 30, 1993 and recorded on May 12, 1993.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 63, 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: **507 Brewer Dr, 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 30th DAY OF MAY, 2019.

Barbara J. Greenwood

Barbara J. Greenwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA J. GREENWOOD, 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 30th of May, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



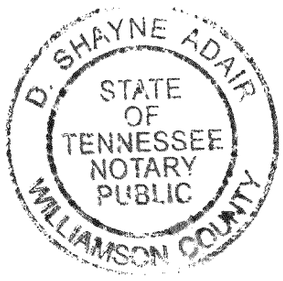
True Copy Certification

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