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# 253200 DEEDWARR
07/05/2019 02:53:20 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20190705-0065929

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Allison Milam Diehl and David KalimDiehl 529 B Croley Drive Nashville, TN 37209	new owners	091-13-0V-002.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Greg Y. Baker, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Allison Milam Diehl and David Kalim Diehl, Wife and Husband**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, as shown on the map entitled Declaration Establishing Homes at 529 Croley Drive, A Townhouse, Planned Unit Development ("Horizontal Property Declaration") a Horizontal Regime with Private Elements, of record in Instrument No. 20170109—0002235, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Greg Y. Baker, an unmarried man, by Warranty Deed from Moore Homes LLC, a Tennessee Limited Liability Company, of record on June 16, 2017, at Instrument No. 20170616-0060601, Davidson County Register of Deeds.

This is property commonly known as 529 B Croley Drive Nashville, TN 37209.

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 it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 7-VRC5-19-3598

Witness my hand, this 3rd **day of July, 2019**:

Greg Y. Baker

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Greg Y. 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 3 day of July, 2019:

Notary Public

My Commission Expires: 7/31/22

MARION E. PORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$365,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 3RD DAY OF July, 2019.

Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY