Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 255938 DEEDWARR
07/12/2019 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20190712-0067932

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 11th day of July, 2019.

Notary Public
My commission expires: 3/8/21

03-1906-38885

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jessica Chalet Comellas-Baker Mark A. Baker 930 W. Eastland Ave. Nashville TN 37206	Jessica Chalet Comellas-Baker Mark A. Baker 930 W. Eastland Ave. Nashville, TN 37206	082-08-0-135.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jack Lunn and Julie Lunn, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jessica Chalet Comellas-Baker and Mark A. Baker, joint tenants by the entirety** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 5 and 6 in J. R.Love's Subdivision of the Messengale Tract, of record in Book 547, Page 4, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Cleveland Street at the corner of Lots 4 and 5; thence leaving said Street, southerly along the westerly line of the property conveyed to S. C. Owen and wife, by deed of record in Book 774, page 247, 160 feet more or less to the northeast corner of the property conveyed to Nashville Housing Authority, by deed of record in Book 3615, page 419, said Register's Office; thence along the northerly line of the Housing Authority's property, westerly 50 feet to a point in the westerly line of the property conveyed to L. W. Rizor, by deed from S. J. Youree and wife, as of record in Book 805, page 312; thence with said line, northerly 161 feet more or less to a point in the southerly margin of Cleveland Street, being a corner of Lots 5 and 6 on said Plan; thence with the margin of said Street, easterly 50 feet to the point of beginning.

Being the same property conveyed to Jack Lunn and Julie Lunn, husband and wife by deed from Michael Grant and Ernest McClain, dated April 26, 2013, recorded May 6, 2013, of record in Instrument No. 20130506-0045291, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 930 W. Eastland Ave., Nashville, TN 37206.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 11th day of July, 2019.

Jack Lunn

Julie Lunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jack Lunn and Julie Lunn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 8th day of July, 2019.

Notary Public

SETH A. DERINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03/08/2021

True Copy Certification

I, Jessica Lascelle 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03/08/2021