Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Krysten Y Baker
Affiant

Subscribed and sworn to before me, this 4th day of September, 2019.

Notary Public
My commission expires: 9-24-22

02-1908-50744

Address of New Owner:	Send Tax Bills to:	Tax Information:
Krysten Y. Baker 3700 Valley Ridge Dr. Nashville TN 37211	NEW OWNER 3700 Valley Ridge Dr Nashville TN 37211	133-11-0-186.00

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, **Barbara E. Sommers, Trustee of the Barbara E. Sommers Living Trust, dated June 28, 2001**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Krysten Y. Baker, an unmarried woman**, 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 Lot No. 197, on the Plan of Section Three, Valley View Meadows, of record in Book 3700, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clifford J. Earl and wife, Barbara E. Earl by deed from Randall Phillips Builders, Inc., dated September 4, 1968, dated September 5, 1968, of record in Book 4265, Page 965, Register's Office for Davidson County, Tennessee. Clifford J. Earl and Barbara E. Earl were divorced by Final Decree entered in the Sixth Circuit Court of Davidson County, August 17, 1977, in Case No.: 87637. By Agreement recited said Decree, subject property was awarded to Barbara E. Earl.

Further being the same property conveyed to Barbara E. Sommers, Trustee, or her successors in trust, under the revocable Barbara E. Sommers Living Trust, dated June 28, 2001, and any amendments thereto by deed from Barbara E. Earl, being one and the same as Barbara E. Sommers, dated June 28,2001, recorded July 15, 2001, of record in Instrument No. 20010716-0075221, 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 3700 Valley Ridge Dr., Nashville, TN 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 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.

Karen Johnson Davidson County
Batch# 280887 DEEDWARR
09/05/2019 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20190905-0089717

WITNESS my hand this 4th day of September, 2019.

Barbara E. Sommers, Trustee of the
Barbara E. Sommers Living Trust,
dated June 28, 2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Barbara E. Sommers, Trustee of the Barbara E. Sommers Living Trust, dated June 28, 2001**, 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 4th day of September, 2019.

Notary Public

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 07/24/2023

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

