THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34987-08-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 6th day of September, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Karen Johnson Davidson County
Batch# 283234 DEEDWARR
09/10/2019 10:03:30 AM
4 pgs

WARRANTY DEED

Address New Owner: Thomas F. Baker, V and Virginia McBurney Baker 105 Lexington Court Nashville, TN 37215	**Send Tax Bills To:** Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	**Tax Information:** Map and Parcel No.: 131 01 0 J 020 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John R. Grant, III and Mary H. Grant,** as equal tenants in common ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas F. Baker, V and Virginia McBurney Baker**, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 105 Lexington Court, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 6th day of September, 2019.

John R. Grant, III

Mary H. Grant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John R. Grant, III and Mary H. Grant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2019.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Lexington Green Phase 2, as of record in Plat Book 6900, page 798, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John R. Grant, III and spouse, Mary H. Grant by deed dated June 29, 2001 from Jeffrey L. King and spouse, Teri King of record in Instrument No. 20010706-0072500, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 5, 2001 in Instrument No. 20011204-0132700, Register's Office for Davidson County, Tennessee, John R. Grant, III and Mary H. Grant conveyed subject property to Michael D. Sontag, Trustee, who subsequently conveyed subject property to John R. Grant, III and Mary H. Grant, as equal tenants in common.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 131 01 0 J 020 00CO.
2. Declaration of Covenants, Conditions, and Restrictions for Lexington Green, of record in Book 7700, page 476, amended in Book 9282, page 442, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, page 798, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

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

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

