STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-6849

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Karen Johnson Davidson County
Batch# 297522 DEEDWARR
10/08/2019 09:12:02 AM 2 pgs
Fees: $13.00 Taxes: $259.00
20191008-0102857

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Timothy Darrell Thomas (NAME)	New Owner (NAME)	147-3-A-7 CO
464 Alyssum Way (STREET ADDRESS)	(STREET ADDRESS)	
Oceanside, CA 92057 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Gordon Baker and Julia Baker, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Darrell Thomas, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. A-7, on the plan of Harding Place Condominiums, according to the Master Deed of record in Book 6104, page 725, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 571, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Gordon Baker and Julia Baker, husband and wife by Deed dated November 15, 2006 from James S. Sweeney Sr., an unmarried man, recorded November 20, 2006, in Instrument Number 20061120-0143452, register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 571, Register's Office for Davidson County, Tennessee.
2. Charter of Homeowner's Association of record in Book 6081, page 872, Register's Office for Davidson County, Tennessee.
3. Master Deed in Book 6104, page 725 and Appointment of Successor Trustee in Instrument No. 20050815-0096131, said Register's Office.
4. Lease Agreement for laundry faculties in Book 9962, page 8, said Register's Office.
5. Easement for sanitary sewers/storm drainage in Book 6710, page 406, said Register's Office.

6. Land Use Restriction Agreement in Book 8946, page 284, said Register's Office.
7. Easement to Comcast of Nashville, I, LLC in Instrument No 20130517-0050093, said Register's Office.
8. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 441 Harding Place, Apt A7, 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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 3rd day of October, 2019.

Gordon Baker

Julia Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of October, 2019, before me personally appeared Gordon Baker and Julia Baker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of October, 2019.

D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066