Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $122,500.00.

Stacy D. Alessi
Affiant

Subscribed and sworn to before me, this 30th day of October, 2019.

Emily Betts
Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 309547 DEEDWARR
11/01/2019 09:48:14 AM 2 pgs
Fees: $13.00 Taxes: $453.25
20191101-0112503

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Timothy A. Baker, Wanda D. Baker, and Daniel Bryce Baker	**New Owner**	**142-06-0A-155.00CO**
1140 Jackson Cabin Road		
Kingston Springs, TN 37082		

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 HEREBY ACKNOWLEDGED, WE,

Amanda Durai, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy A. Baker and wife, Wanda D. Baker and Daniel Bryce Baker, unmarried

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. 155, Building 15 and Garage No. 155-G on the Plan of Peppertree-Creekside Meadows Condominiums of record in Plat Book 4675, Pages 128-130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda Durai, unmarried, by Warranty Deed, from John Bontempi and wife, Andrea Bontempi, dated April 26, 2006, of record in Instrument No. 20060510-0054809, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Taxes and assessments for the year 2019, a lien now due and payable (Davidson County tax $771.40; No City tax)
Master Deed of record in Book 4834, Page 257, amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 6535, Page 723, Book 6874, Page 354 and Book 7610, Page 973, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 4834, Page 297, amended in Book 5259, Page 5, Book 6237, Page 644 and Book 6535, Page 724, Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLLC of record in Instrument No. 20140902-0079894, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 4836, Page 610, 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 is improved property known as 810 Bellevue Road, #155, Nashville, TN 37221.

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 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. 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/our hand(s) this 30th day of October, 2019.

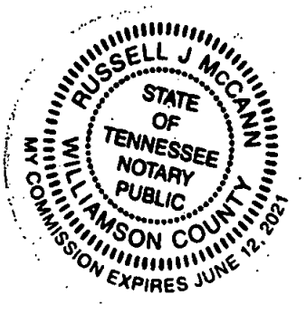
Amanda Durai

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of October, 2019, before me personally appeared Amanda Durai, 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 30th day of October, 2019.

Notary Signature
My commission expires:



File #: 19-425
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027