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. 35126-10-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $209,000.00. Affiant Subscribed and sworn to before me this 8th day of November, 2019. Notary Public My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner: Jeffrey L. Novak 4276 County HWY 83A West Freeport, FL 32439	**Send Tax Bills To:** Jeffrey L. Novak 4276 County HWY 83A West Freeport, FL 32439	**Tax Information:** Map and Parcel No.: 071 16 0 201 00

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, **Karen Curry, Administratrix of the Estate of Kevin Earl Baynham, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey L. Novak, a married man** ("Grantee"), his 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 1220 North 6th Street, Nashville, TN 37207.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

Karen Johnson Davidson County
Batch# 314677 **DEEDWARR**
11/12/2019 03:45:57 PM 3 pgs
Fees: $18.00 Taxes: $773.30

20191112-0116672

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VRES-19-1220

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of November, 2019.

Karen Curry, Administratrix of the Estate of Kevin Earl Baynham, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen Curry, Administratrix of the Estate of Kevin Earl Baynham, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 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. 105 on the Northerly One-Half of Lot No. 106 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lot No. 105 and part of 106 adjoin and front together 45 feet on the westerly side of north Sixth Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Kevin Baynham, a single man by deed dated August 27, 2014 from Carl McFall, Jr., unmarried of record in Instrument No. 20140904-0080810, Register's Office for Davidson County, Tennessee. Kevin Baynham having since died intestate on March 6, 2019. The Estate of Kevin Baynham was filed for Administration in Docket No. 19P1238 in the Seventh Circuit Court for Davidson County, Tennessee. By order of the Seventh Circuit Court for Davidson County, Tennessee, the sale of property was approved.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been paid by Grantor and prorated by the parties. Map and Parcel No. 071 16 0 201 00.
2. All matters appearing on the Plan of record as Book 421, page 12, Register's Office for Davidson County, Tennessee.
3. Subject to right of way of North 6th Street and an alley.