Karen Johnson Davidson County
Batch# 318732 DEEDWARR
11/25/2019 08:25:04 AM 5 pgs
Fees: $28.00 Taxes: $6,475.00
20191125-0121192

This Instrument Was Prepared By:
CAMPBELL LAW SOLUTIONS
P.O. Box 60600
Nashville, TN 37206-0600

Address New Owner And Send Tax Bills To:	**Map/Parcel Number:**
Gary T. Baker and Portia L. Baker 1205 Beddington Park Drive Nashville, TN 37215	15902005100

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **John V. LaGrasse and wife, Joan M. LaGrasse** (collectively the "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **Gary T. Baker and wife, Portia L. Baker** (collectively the "Grantees"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A that is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantors, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (collectively the "Property").

TO HAVE AND TO HOLD the Property to the Grantees, their heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantors covenant that the Grantors are lawfully seized and possessed of the Property; that the Grantors have full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except to the extent otherwise set forth in Exhibit B hereto; and the Grantors will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms the Grantors and the Grantees are used, these terms will be construed to include these parties and their respective heirs, legal representatives, successors and assigns, and these terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 18th day of November, 2019.

John V. LaGrasse

Joan M. LaGrasse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00.

Kimberly H. Wayman
Affiant

Subscribed and sworn to before me, this the 18th day of November, 2019.



William R. Blankenship
Notary Public For The State Of Tennessee

My Commission Expires: 4/17/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John V. LaGrasse and wife, Joan M. LaGrasse, the bargainors, 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 and seal on this the 18th day of November, 2019.

William R. Blankenship
Notary Public For The State Of Tennessee

My Commission Expires: 4/17/23



EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee; described as follows, to-wit:

Being Lot No. 60 on the Plan of Hound's Run, a Planned Unit Development, of record in Book 6900, Pages 167-171, Register's Office for said County, to which plan reference is hereby made for a more complete description.

DERIVATION

Being the same property conveyed to John V. LaGrasse and wife, Joan M. LaGrasse, by deed from Gary T. Baker, and wife, Portia L. Baker, of record as Instrument No. 20011129-0130966, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Declaration of Covenants, Conditions and Restrictions, of record in Book 7079, Page 995, and affidavit of record in Book 7238, Page 736, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plan of Hound's Run, a Planned Unit Development, of record in Book 6900, Pages 167-171, Register's Office for Davidson County, Tennessee.