Karen Johnson Davidson County
Batch# 331418 DEEDWARR
12/18/2019 10:22:30 AM 2 pgs
Fees: $13.00 Taxes: $1,141.45
20191218-0130537

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123794**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $308,500.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2019. Notary Public My Commission Expires: February 27, 2023

NOTARY PUBLIC STATE OF OHIO
ROBERT LaVECK
Notary Public, State of Ohio
My Commission Expires
February 27, 2023

WARRANTY DEED

Address New Owner: Scott A. Baker and Julie Baker 605 Oak Harbor Cove Hermitage TN 37076	Send Tax Bills To: Highlands Residential Mortgage 12001 N Central Expwy Ste 750 Dallas, TX 75243	Tax Information: Tax Parcel ID No. 098 05 0 066.00

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, **India Birdsong, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott A. Baker and Julie Baker, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 184, on the plan of Lake Park, Section 9, as of record in Plat Book 4955, Page 38, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to India Birdsong, unmarried, by Warranty Deed from Nathan D. Peeples and wife, Jill A. Peeples, of record in Instrument No. 20171114-0117007, in the Register's Office of Davidson County, Tennessee, dated November 07, 2017 and recorded on November 14, 2017.

Sean Terry joins in this instrument for the purpose of conveying any and all marital interest in said property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 9 Lake Park, as recorded in Plat Book 4955, Page(s) 38.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5086, Page 976.

This is improved property located at 605 Oak Harbor Cove Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 14th day of December, 2019.

India Birdsong

Sean Terry

STATE OF OHIO)

COUNTY OF CUYAHOGA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, India Birdsong and Sean Terry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2019.

Notary Public

My Commission Expires: Feb 27, 2023

NOTARY PUBLIC
STATE OF OHIO

ROBERT LaVECK
Notary Public, State of Ohio
My Commission Expires
February 27, 2023