Karen Johnson Davidson County
Batch# 337739 DEEDWARR
01/02/2020 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20200102-0000540

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Monica Lynne Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 2019

Notary Public

MY COMMISSION EXPIRES: 4/24/2023.
(AFFIX SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2019-1353

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Lynne Baker	Farm Credit Mid-America	PART OF 056-00-0-034.00
(NAME)	(NAME)	
5183 Old Hickory Blvd.	PO Box 34390	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Louisville, KY 40299	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **John Franklin Baker, Jr. and Gloria Ann Marakis Baker, Co-Trustees of the John Franklin Baker, Jr. and Gloria Ann Marakis Baker Tenants by the Entireties Trust under Agreement dated July 22, 2016,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monica Lynne 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:

A tract of land being located in Davidson County, Tennessee, being a portion of the John Franklin Baker, Jr. property as described in Instrument No. 20161117-0121405, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a 5/8" iron rod found at the northeast corner of the John Franklin Baker Jr. property as recorded in Instrument No. 20161117-0121403, in the Register's Office for Davidson County, Tennessee, being located on the west right-of-way line of Old Hickory Boulevard, having a right-of-way width of 50 feet and the same point also being the southeast corner of the property being herein described; thence, leaving the west right-of-way line of Old Hickory Boulevard, with and along the north property line of the aforementioned John Franklin Baker Jr. property, North 67 degrees 59 minutes 31 seconds West, 149.76 feet to a point; thence, North 70 degrees 36 minutes 33 seconds West, 436.80 feet to a capped iron rod set; thence, North 76 degrees 47 minutes 17 seconds West, 269.80 feet to a 5/8" iron rod found at the northwest corner of the aforementioned John Franklin Baker Jr. property; thence, North 07 degrees 50 minutes 13 seconds East, 317.50 feet to a capped iron rod set; thence, North 53 degrees 49 minutes 49 seconds East, 644.75 feet to a capped iron rod set; thence, leaving said point, South 63 degrees 17 minutes 34 seconds East, 653.10 feet to a capped iron rod set on the western right-of-way line of Old Hickory Boulevard; thence, leaving said point, with and along the west right-of-way line of Old Hickory Boulevard, South 26 degrees 40 minutes 13 seconds West, 743.43 feet to the POINT OF BEGINNING, as shown on a drawing labeled Proposed Parcel of Land for Monica Baker as prepared by Clint Elliott Survey, stamped and dated 12/11/2019 by G. Scott Carter, Professional Land Surveyor license # 2391, containing 662,261.365+/- square feet or 15.20 Acres, more or less.

Being a portion of the same property conveyed to John Franklin Baker, Jr., trustee of the John Franklin Baker, Jr. Revocable Trust under agreement dated February 17, 2014, and Gloria Ann Marakis Baker, trustee of the Gloria Ann Marakis Baker Revocable Trust under agreement dated February 17, 2014, to each an undivided one-half interest in and to the Property, as tenants in common by Quitclaim Deed from John Franklin Baker, Jr. and wife, Gloria Marakis Baker, of record in Instrument No. 20140305-0018342, Register's Office for Davidson County, Tennessee, dated February 17, 2014 and recorded on March 05, 2014.

Being a portion of the same property conveyed to John Franklin Baker, Jr. and wife, Gloria Ann Marakis Baker by Quitclaim Deed from John Franklin Baker, Jr., Trustee of The John Franklin Baker, Jr. Revocable Trust Under Agreement Dated February 17, 2014, as to an undivided one-half interest, and Gloria Ann Marakis Baker, Trustee of the Gloria Ann Marakis Baker Revocable Trust Under Agreement Dated February 17, 2014, as to an undivided one-half interest, as tenants in common, of record in Instrument No. 20161117-0121404, Register's Office for Davidson County, Tennessee, dated October 25, 2016 and recorded on November 17, 2016.

Being a portion of the same property conveyed to John Franklin Baker, Jr. and Gloria Ann Marakis Baker, Co-Trustees of The John Franklin Baker, Jr. and Gloria Ann Marikas Baker Tenants by the Entireties Trust under Agreement Dated July 22, 2016 by Quitclaim Deed from John Franklin Baker, Jr. and wife, Gloria Ann Marakis Baker, of record in Instrument No. 20161117-0121405, Register's Office for Davidson County, Tennessee, dated October 25, 2016 and recorded on November 17, 2016.

Being also known as P/O 5183 Old Hickory Blvd., Nashville, Tennessee 37218

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001. Subject to all matters shown on a survey labeled Proposed Parcel of Land for Monica Baker as prepared by Clint Elliott Survey, stamped and dated 12/11/2019 by G. Scott Carter, Professional Land Surveyor license # 2391 Easement for Subsurface Sewage Disposal Field of record in Book 8748, Page 643, as corrected by Scrivener's Affidavit of record in Instrument No. 20191115-0118120, Register's Office for Davidson County, Tennessee. Subject to the flow of any creeks, streams, or branches across subject property. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This property, known as 5183 Old Hickory Blvd., Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 December, 2019.

John Franklin Baker, Jr. and Gloria Ann Marakis Baker, Co-Trustees of the John Franklin Baker, Jr. and GloriaAnn Marakis Baker Tenants by the Entireties Trust under Agreement dated July 22, 2016

By: John Franklin Baker, Jr. TRUSTEE

John Franklin Baker, Jr., Trustee

BY: Gloria Ann Baker Trustee

Gloria Ann Marakis Baker, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared John Franklin Baker, Jr. and Gloria Ann Marakis Baker, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Co-Trustees of The John Franklin Baker, Jr. and Gloria Ann Marakis Baker Tenants by the Entireties Trust under agreement dated July 22, 2016,, the within named bargainor, as Trust, and John Franklin Baker, Jr. and Gloria Ann Marakis Baker, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Co-Trustees of said Trust.

Witness my hand and official seal at office, on this the 30th day of December, 2019.

Notary Public

My Commission Expires: 4/24/2023

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021