WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$688,000.00.** Affiant Subscribed and sworn to before me, this the 31ST day of January, 2020. Notary Public My commission expires: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 352619 DEEDWARR
02/03/2020 02:22:20 PM 2 pgs
Fees: $13.00 Taxes: $2,545.60

20200203-0012316

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Claire S. Hagler **William C. Baker**	Studio Bank	**Map 130-01-0 Parcel 070-00**
129 Lincoln Court	124 12th Avenue S; St 400	
Nashville, TN 37205	Nashville TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas E. Jensen, Jr. and Tracy S. Jensen, husband and wife

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

Claire S. Hagler and William C. Baker, tenants in common with right of survivorship

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 Lot Nos. 12 and 13, on the Plan of The Courts of Belle Meade, Block 3, of record in Book 547, Page 141, 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 Thomas E. Jensen, Jr. and Tracy S. Jensen, husband and wife, by Deed dated May 22, 2014 from Kate R. Steele, unmarried, and Tom R. Steele, married, as joint tenants, of record in Instrument No. 20140523-0044511, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel of land is subject to the following: 1) The Plan of record in Book 547, Page 141, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **129 Lincoln Court, Nashville, TN 37205**

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 31st day of **January, 2020.**

Thomas E. Jensen, Jr.

Tracy S. Jensen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas E. Jensen, Jr. and Tracy S. Jensen,** the within named sellers, 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 official seal at Nashville, Tennessee, this 31st day of **January, 2020.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY