Karen Johnson Davidson County
Batch# 361056 DEEDWARR
02/21/2020 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,938.80
20200221-0019353

#35264

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0264

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of February, 2020

Notary Public

Commission Expires: October 2, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Douglas Linfert and Kimberly Linfert 741 Brook Hollow Road Nashville, TN 37205	Franklin Synergy 722 Columbia Ave Franklin, TN 37064	115-03-0-026.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Sudie M. Baker, a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas Linfert and Kimberly Linfert

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 No. 94 on the Plan of Brook Meade Section II of record in Plat Book 2133, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Lot No. 94 fronts 155 feet on the Westerly side of Brook Hollow Road and extends back 320.0 feet on the Northerly line and 225.0 feet on the Southerly line to a dead line in the rear, measuring 184.0 feet thereon.

Being the same property conveyed to Jimmy G. Baker and wife, Sudie M. Baker by Warranty deed from James E. Chappell and wife, Linda G. Chappell of record in Book 4528, page 741, Register's Office for Davidson County, Tennessee, dated July 23, 1971 and recorded on August 12, 1971. (Value or consideration shown in aforementioned deed $26,500.00.) The said Jimmy G. Baker died on October 5, 2008 leaving Sudie M. Baker as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 741 Brook Hollow Road, 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, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of February, 2020.

Sudie M. Baker by Linda Baker Phifer her attorney-in-fact

Sudie M. Baker by Linda Baker Phifer, her Attorney-In-Fact

~~STATE OF TENNESSEE~~
~~COUNTY OF WILLIAMSON~~

* ~~Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sudie M. Baker 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 and official seal at Brentwood, Tennessee this 19th day of February, 2020~~

KATHLEEN WILLIAMS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 5-23-23

State of Tennessee, County of Williamson

* Personally appeared before me, ~~Linda Baker, Pht~~ Linda Baker Phifer, with whom ~~XXX~~ I am Personally acquainted, to be the person who executed the foregoing instrument in behalf of ~~XXXX~~ Sudie M. Baker as her true and lawful attorney in fact and acknowledged that she executed the same as the ~~xx~~ free act and deed of Sudie M. Baker, as referenced by power of attorney of record in Instrument No. 202002210019352 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of February, 2020.

KATHLEEN WILLIAMS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
my commission expires:
5-23-23

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

