Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Michael Baker
127B Commerce Street
Old Hickory, TN 37138
SEND TAX BILLS TO:
Michael Baker
913C Maplewood Place
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 366445 DEEDWARR
03/04/2020 09:52:19 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20200304-0023711

WARRANTY DEED

(Map 064-09-0; Parcel 088.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **SUMMIT PROPERTIES ELITE, LLC**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **MICHAEL BAKER, a married man,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Unit No. 127B, Summit Properties 127, Horizontal Property Regime with Private Elements, as established by Master Deed of Record in Instrument No. 20190208-0012212 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING a portion of the same property conveyed to Summit Properties Elite, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated December 28, 2018 from Steven Troy Bess and wife, Ginger Marie Bess, recorded January 7, 2019, in Instrument Number 20190107-0001526, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 127B Commerce Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, its successors and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND and signature on this the 27th day of February, 2020.

SUMMIT PROPERTIES ELITE, LLC

BY: _____

SURAJIT CHAUDHURY, MEMBER

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 Surajit Chaudhury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Member of Summit Properties Elite, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by himself as such Member.

Witness my hand and official seal, this the 27th day of February, 2020.

_____
Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $249,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 27th day of February, 2020.

_____
Notary Public

My commission Expires:

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

File No. GTS1-2020-107