THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922670**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me, this 27th day of March, 2020. Notary Public My Commission Expires

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2021

Karen Johnson Davidson County
Batch# 379994 **DEEDWARR**
03/31/2020 11:57:44 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20200331-0034406

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Evelyn Skinner 128 Woodmont Boulevard Nashville TN 37205	New Owner	Tax Parcel ID No. 116-03-0-115.00

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, **Sarah Susan Baker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Skinner, unmarried**, ("Grantees"), her 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 the northerly 50 feet of Lot 96, as shown on the map entitled Kenner-Mannor Land Company's Second Subdivision of the Kenner Tract, of record in Plat Book 421, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of lot No. 96 fronts 50 feet on the easterly side of Woodmont Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to SARAH SUSAN BAKER, by deed from JOHN C. WEHBY, of record in Book 10179, page 547, dated August 29, 1996 , said Register's Office.

SARAH SUSAN BAKER conveyed her interest to SARAH SUSAN BAKER, AS TRUSTEE OF THE SARAH SUSAN BAKER TRUST, by quitclaim deed of record in Instrument No. 20030825-0122756, dated August 15, 2003, said Register's Office.

SARAH SUSAN BAKER, AS TRUSTEE OF THE SARAH SUSAN BAKER TRUST A/K/A SUSAN BAKER TRUST conveyed her interest to SARAH SUSAN BAKER by quitclaim deed of record as Instrument No. 20180907-0088743, dated June 25, 2018, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 116-03-0-115.00.

Matters shown on the Plan of record in Plat Book 421, page 100, said Register's Office.

This is improved property located at 128 Woodmont Boulevard Nashville TN 37205

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 27th day of March, 2020.

Sarah Susan Baker

Sarah Susan Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Susan Baker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022