Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 2 day of April 2020.

Notary Public
My commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Karen Johnson Davidson County
Batch# 381736 DEEDWARR
04/03/2020 12:17:35 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20200403-0035975

Address of New Owner:	Send Tax Bills to:	Tax Information
Courtney Trahan	Keller Mortgage	133-11-0-021.00
3728 Grubbs Rd	4725 Lakeurst Court, Suite 400	
Nashville, TN 37211	Dublin, OH 43016	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah Baker, a married woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Courtney Trahan, an umarried woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being described as follows:

Tract No. 1:

Being the Northeasterly part of reserved strip lying Southwest of Lot No. 23 as shown on the Plan of Parma Heights of record in Book 2133, page 23, Register's Office for Davidson County, Tennessee.

Said part of said reserved strip front 10 feet on the Southeasterly side of Grubbs Road and runs back between parallel lines, 144.18 feet on the Northeasterly line and 140 feet, more or less, on the Southwesterly line to a dead line on which it measures 11 feet, more or less.

Tract No. 2:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Parma Heights as shown on the plat of record in Plat Book 2133, page 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sarah E. Ray, an unmarried woman (now known as Sarah Baker), by Warranty Deed from Treehouse Properties, LLC, dated August 26, 2016 of record as Instrument No. 20160829-0090059, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Ray Baker joins in this conveyance to convey any and all interest he may have in the subject property.

This property is improved property known as 3728 Grubbs Rd, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 2nd day of April, 2020.

Ray Baker

Sarah Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ray Baker and Sarah Baker,** the bargainor(s), 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 Brentwood, Tennessee, this the 2nd day of April, 2020.

Notary Public

My Commission expires 7-6-2020

FILE NO: 2020026542

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020