THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35337-02-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $472,000.00. M. Shepherd Affiant Subscribed and sworn to before me this 30th day of March, 2020. J Anderson Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Sarah Susan Baker 7608 Hansrote Court Nashville, TN 37221	Send Tax Bills To: **NEW OWNER**	Tax Information: Map and Parcel No.: 141 14 0 A 018 00CO

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, Karl L. Shepherd and wife, Sheila C. Shepherd ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to Sarah Susan Baker, unmarried ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7608 Hansrote Court, Nashville, TN 37221.

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

And Grantors covenants that they are 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 set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 382826 **DEEDWARR**
04/08/2020 08:42:20 AM 3 pgs
Fees: $18.00 Taxes: $1,746.40

20200408-0036822

IN WITNESS WHEREOF, Grantors have executed this instrument on the 30th day of March, 2020.

Karl L. Shepherd

Sheila G. Shepherd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karl L. Shepherd and Sheila G. Shepherd, 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, at office, this 30th day of March, 2020.

Notary Public

My Commission Expires:

10-2-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Hanover Park of Sheffield, a Planned Unit Development, as of record in Plat Book 9700, page 154, 155, and 156, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Karl L. Shepherd and wife, Sheila G. Shepherd by deed dated February 25, 1999 from Beazer Homes Corp. DBA Phillips Builders, a Tennessee corporation of record in Book 11359, page 456, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 141 14 0 A 018 00CO.
2. Declaration of Covenants, Conditions, and Restrictions for Hanover Park, of record in Book 10020, page 110, amended in Book 10301, page 178, and Book 10640, page 950, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Hanover Park Homeowner's Association, Inc. of record in Book 10907, page 505, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, page 154, 155, and 156, Register's Office for Davidson County, Tennessee.