WARRANTY DEED

Karen Johnson Davidson County
Batch# 409994 DEEDWARR
06/04/2020 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20200604-0057391

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2020

Notary Public

MY COMMISSION EXPIRES: 11/3/22

(AFFIX SEAL)

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Baker Loretta Baker	Pinnacle Bank	093-06-1J-124.00
(NAME) 415 Church Street, 1802	(NAME) 150 3rd Ave S Suite 1000	
(ADDRESS) Nashville, TN 37219	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Deborah Lake, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Larry W. Baker and Loretta J. Baker, Husband and Wife,** 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 a certain condominium apartment known as Unit No. 1802 of the Horizontal Property Regime of Viridian, a Condominium, pursuant to the Master Deed of record in Instrument No. 20061004-0122833 and Attorney's Certificate recorded in Instrument No. 20061004-0122836 and Addendum in Instrument No. 20061004-0122834, as amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721, Instrument No. 20171002-0100849, Instrument No. 20180510-0045059 and Affidavit of Scrivener's Error recorded in Instrument No. 20140530-0046816, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah A. Lake, unmarried woman from Kristofer Glazier, unmarried by Warranty Deed on April 26, 2019, of record in Instrument Number 20190502-0040968, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Master Deed of record in Instrument No. 20061004-0122833 and Attorney's Certificate recorded in Instrument No. 20061004-0122836 and Addendum in Instrument No. 20061004-0122834, as amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721, Instrument No. 20171002-0100849, Instrument No. 20180510-0045059 and Affidavit of Scrivener's Error recorded in Instrument No. 20140530-0046816, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7423, Page 374 and Book 9208, Page 613, Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument No. 20060928-0120211, Register's Office for Davidson County, Tennessee.

Stormwater Quality Agreement of record in Instrument No. 20040916-0111454, Register's Office for Davidson County, Tennessee.

Reciprocal Easement Agreement of record in Instrument Number 20041103-0132451, Register's Office for Davidson County, Tennessee.

Conveyance to 401 Church Street, LLC, of record in Instrument No. 20060928-0120210, Register's Office for Davidson County, Tennessee.

Agreement and Release of record in Instrument Number 20060928-0120212, Register's Office for Davidson County, Tennessee.

All easements set out in Deed of Trust of record in Instrument No. 20041103-0132452, Register's Office for Davidson County, Tennessee.

Air Rights Reservation of record in Instrument No. 20000815-0080915, Register's Office for Davidson County, Tennessee.

Capitol Mall Redevelopment Project Plan, as set out in the following ordinances of the Metropolitan Council: 77-716; 82-845; 87-1695; 91-1567; 93-774; 97-755 (also recorded in Book 10512, Page 464, Register's Office for Davidson County, Tennessee; Book 98, Page 1187 and BL2002-1033 and Instrument No. 20020626-0076795, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of survey by Judy L. Judson, RLS No. 1935 with Barge Waggoner Sumner & Cannon, Inc. dated November 4, 2003, last revised September 23, 2004, File No. 8659-11.

Affidavit of record in Instrument Number 20061004-0122836, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 415 Church Street, 1802, Nashville, TN 37219

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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/our hands this 14th day of May, 2020.

Deborah Lake

State of Tennessee
County of Davidson

Personally appeared before me Deborah Lake, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of May, 2020.

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public Judith C. Jacobs
My Commission Expires: 9-16-23

File No.: 202004008

Certificate of Authenticity

I, Steven Disser, 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 executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202006040057391