CHERYL A DILLON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is $305,000.00. Affiant Subscribed and sworn to before me, this 16th day of June, 2020. Notary Public My commission expires: 12-13-2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 419756 DEEDWARR
06/19/2020 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20200619-0065022

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kevin E. Groh	Bank of Tennessee	172-12-0B-088.00-CO
1225 Crestfield Drive	PO Box 4980	
Nashville, TN 37211	Johnson City, TN 37604	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Elizabeth Baker, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kevin E. Groh, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 393 on the Plan of Section Six, Bradford Hills, R-15 Residential P.U.D. of record in Plat Book 7900, Page 6 and Plat Book 7900, Page 290, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth Baker and Jeffrey Yeager, wife and husband by Warranty deed from George Binger and Gloria Binger, husband and wife of record in Instrument No. 20160802-0079844 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 02, 2016. (Value of consideration shown in aforementioned deed $242,000.00.)

Being the same property conveyed to Elizabeth Baker by Quitclaim deed from Jeffrey Yeager of record in Instrument No. 20170905-0090643 Register's Office for Davidson County, Tennessee, dated August 25, 2017 and recorded on September 05, 2017.

This is improved property known as **1225 Crestfield Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of June, 2020.

Elizabeth Baker

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Elizabeth Baker, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of June, 2020.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 20-000197-529

SP 11/2015

Certificate of Authenticity

I, Cheryl Dillon, 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 Tennessee

County of Rutherford

Personally appeared before me, Lisa KR Wagner, a notary public for this county and state, Cheryl Dillon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa KR Wagner

Notary's Signature

My Commission Expires: Sept. 20, 2020

Notary's Seal (If on paper)

LISA R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY