Karen Johnson Davidson County
Batch# 427108 DEEDWARR
06/26/2020 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20200626-0069402

WARRANTY DEED

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Elizabeth Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2020

Notary Public

MY COMMISSION EXPIRES: _____.
(AFFIX SEAL)

MST 2020-0911

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cory Ann Smeltzer	New Owner	171-03-0B-170.00
(NAME)	(NAME)	
117 Carriage Ct.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tyler Glen Baker, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cory Ann Smeltzer, an unmarried woman,** 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 Lot No. 30 on the Plan of Revision One Phase Two Section Five, Carriage Homes of Fredericksburg, Townhomes of Fredericksburg of record in Plat Book 9700, Page 578, revised in Instrument No. 20000804-0077800, 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 John D. Smith, an unmarried man and Mickie Howell, an unmarried woman as joint tenants with right of survivorship by Quitclaim deed from John D. Smith of record in Instrument No. 20150205-0011031 Register's Office for Davidson County, Tennessee, dated February 05, 2015 and recorded on February 05, 2015.

Being the same property conveyed to Tyler Glen Baker, unmarried by Warranty deed from John D. Smith and wife, Mickie Howell, of record in Instrument No. 20180108-0002111 Register's Office for Davidson County, Tennessee, dated January 5, 2018 and recorded on January 8, 2018.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Book 9700, Page 578 and revised in Instrument No. 20000804-0077800, Register's Office for Davidson County, Tennessee. PUD Boundary of record in Book 7900, Page 509, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7798, Page 843; Book 8920, Page 65, as amended in Book 9500, Page 393; Book 9860, Page 840; Book 10126, Page 435; Book 10224, Page 683; Book 10294, Page 850, Book 10694, Page 541; Book 10774, Page 945; Book 11550, Page 531; Book 11682, Page 75, Book 11682, Page 65, and Instrument No. 20000718-0070558, and Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee. Charter of HOA of record in Book 10774, Page 938, Book 11550, Page 529

and 8920, Page 40, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 10774, Page 996 and Book 10126, Page 489 and amended in Instrument No. 20150102-0000219, in the Register's Office for Davidson County, Tennessee. Easements of record in Book 7993, Page 269, Book 7851, Page 712, Book 7358, Page 643, Book 9607, Page 431, Book 10012, Page 756, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 10854, Page 134, in the Register's Office for Davidson County, Tennessee. Charter of Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10126, Page 430, in the Register's Office for Davidson County, Tennessee. By-Laws of Fredericksburg Homeowners Association of record in Book 8920, Page 45, Book 11550, Page 554, Book 10126, Page 486, Book 10275, Page 959, amended in Book 10694, Page 539 and Book 10774, page 999, in the Register's Office for Davidson County, Tennessee.

This property, known as 117 Carriage Ct., Brentwood, TN 37027
(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 hand(s) this 26th DAY OF JUNE, 2020.

Tyler Glen Baker

Kaitlyn Giles joins this conveyance for the express purpose of relinquishing all her right, title, and interest to said property, marital or otherwise.

Kaitlyn Giles

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Tyler Glen Baker and Kaitlyn Giles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of June, 2020.

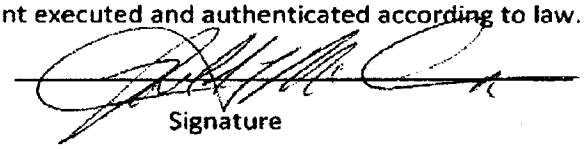
Notary Public

My commission expires: 7-11-2020

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC (SEAL)
WILLIAMSON COUNTY
My Commission Expires 07-11-2020

True Copy Certification

I, Russell J. McCann, 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.

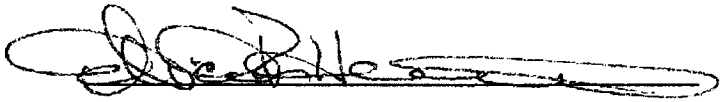


Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal



MY COMMISSION EXPIRES:
JULY 26, 2021