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Karen Johnson Davidson County
Batch# 451257 DEEDWARR
08/06/2020 08:55:05 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20200806-0087262

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2020.

Notary Public
MY COMMISSION EXPIRES:
File No. 20-9634

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC County Of Williamson My Comm. Expires January 30, 2022

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC County Of Williamson My Comm. Expires January 30, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Phillip Baker and Erin B. Baker (NAME)	CMG Financial dba CMG Mortgage (NAME)	173-16-A-90 CO
3609 Coles Branch Drive (STREET ADDRESS)	3600 Crow Canyon Rd. Suite 400 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **John T. Shelton, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip Baker and Erin B. 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 Lot No. 181, on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, a Planned Unit Development, Plat as shown in Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary Elizabeth Shelton and John T. Shelton, wife and husband by Warranty Deed dated August 12, 2004 from Beazer Homes Corporation dba Phillips Builders, recorded August 18, 2004, in Instrument Number 20040818-0099854, in the Register's Office of Davidson County, Tennessee.
The said Mary Elizabeth Shelton having since died on May 11, 2020, thereby vesting the subject property in John T. Shelton, as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Covenant, Condition, or Restrictions in Instrument Number 20020514-0059176, Instrument Number 20050930-0117906, Instrument Number 20090908-0084135, Instrument Number 20190102-0000313, Instrument Number 20030313-0033781, Instrument Number 20060828-0105537, Instrument Number 20190814-0081403, Instrument Number 20050308-0025065, Instrument Number 20060828-0105538, Instrument Number 20050930-0117904, recorded in the Register's Office of the Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument Number 20030213-0020016, Plat Correction in Instrument Number 20031120-0169641,

Register's Office for Davidson County, Tennessee.

3. Subject to Charter of HOA in Instrument Number 20030303-0027388, Instrument Number 20081230-0123265, Register's Office for Davidson County, Tennessee.

4. Subject to Common Area conveyed to HOA in Instrument Number 20030303-0027387, Instrument Number 20050930-0117903, , Instrument Number 20050930-0117905, Instrument Number 20060828-0105539, Instrument Number 20060828-0105540, Instrument Number 20060919-0115728, Register's Office for Davidson County, Tennessee.

5. Subject to By Laws in Instrument Number 20030303-0027389, Instrument Number 20090908-0084136, Register's Office for Davidson County, Tennessee.

6. Subject to 50' Right of Way for Ingress/Egress is reserved in Book 5522, Page 614, Register's Office for Davidson County, Tennessee.

7. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3609 Coles Branch Drive, Antioch, TN 37013.

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. Whenever 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~~ 30th day of July, 2020.

John T. Shelton

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of July, 2020, before me personally appeared John T. Shelton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2020.

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066