Karen Johnson Davidson County
Batch# 460155 DEEDWARR
08/19/2020 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $702.63
20200819-0093385

This Instrument Prepared By:

JOE M. LAMBERT, JR.
ATTORNEY AT LAW
100 Public Square North, Suite 3
Shelbyville, TN 37160
(931) 684-9600

Information for this Deed provided by Grantor.

Tax Responsibility:
New Owner

Map/Parcel Number: 147 16 0A 005.00

Brandon W. McIntosh - - Owner
105 McMurray Circle
Nashville, TN 37211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **TILLERY BAKER** and **CHRISTOPHER YANCE BAKER**, ***wife and husband***, have this day bargained and sold and do, by these presents, sell, transfer, and convey unto **BRANDON W. McINTOSH**, ***a single man***, his heirs and assigns, certain real estate lying and being in Davidson County, Tennessee, and being more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5, a planned unit development, located on McMurray Drive, Nashville, Tennessee, as shown on the recorded plan of record in Book 6250, page 230, as amended in Book 6606, page 144, Register's office of Davidson County, Tennessee.

Being the same property conveyed to Tillery Baker and Christopher Yance Baker, wife and husband, by Quitclaim Deed from Tillery Baker, formerly known as Tillery Holsonback, dated November 21, 2017, recorded November 30, 2017, in the Register's Office for Davidson County, Tennessee, as Instrument No. 20171130-0122248. For further source of title, see also Instrument No. 200910300100443.

Property known as 105 McMurray Circle, Nashville, TN 37211.

This conveyance is subject to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD said tract or parcel of land, together with all improvements thereon, and all appurtenances thereunto belonging, unto the said **BRANDON W. McINTOSH**, ***a single man***, his heirs and assigns, forever.

Grantors covenant that they are lawfully seized and possessed of said property; have a good and lawful right to sell and convey the same; and that it is free and unencumbered except for easements and restrictions of record, if any.

Grantors further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate unto the said **BRANDON W. McINTOSH**, ***a single man***, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 853333

WITNESS our signatures this 18th day of August, 2020.

TILLERY BAKER

CHRISTOPHER YANCE BAKER

STATE OF TENNESSEE,
COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named TILLERY BAKER and husband, CHRISTOPHER YANCE BAKER, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Shelbyville, Tennessee, this 18TH day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 7/2/23

JOE M. LAMBERT, JR. STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$189,900.00**, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

Subscribed and sworn to before me this the 18TH day of August, 2020.

NOTARY PUBLIC or REGISTER

My Commission Expires: 7/2/23

JOE M. LAMBERT, JR. STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

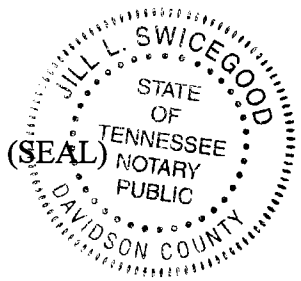
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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