Karen Johnson Davidson County
Batch# 460245 DEEDWARR
08/19/2020 01:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,931.40
20200819-0093510

FROM: Bacon and Baker Properties, a Tennessee general partnership

TO: Peter Connerth

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Peter Connerth 2223 11th Avenue South Nashville, TN 37204	New Owner	Map 104-12 Parcel 185

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $522,000.00.

Julie Baily
Affiant

KELLY RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Subscribed and sworn to before me, this the 14th day of August, 2020.

Notary Public
My Comm. Expires: 07-05-2021

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Bacon and Baker Properties, a Tennessee general partnership composed of Billy Joe Bacon, Jr. and Stephen C. Baker, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Peter Connerth, an unmarried man, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the northerly portion of Lot 50 on the Christopher and Kirkman Addition of Belmont Park as of record in Book 421, page 154, and described according to a disposition survey of Clarke and Rapunano Inc., dated November 20, 1974, as follows:

Beginning at an iron pin in the easterly margin of 19th Avenue South; thence with the margin of the same North 6 degrees 57 minutes 35" East, 45.12 feet to an iron pin at the beginning of a curve to the right having a radius of 46.5 feet a distance of 17.85 feet to an iron pin in

the southerly margin of Alley No. 918; thence with the margin of said alley South 82 degrees 01' 25" East 132.02 feet to an iron pin at the beginning of a curve to the right having a radius of 10 feet a distance of 15.54 feet to an iron pin in the westerly margin of Alley No. 920; thence with the margin of said alley South 7 degrees 01' 07" West, 38.58 feet to an iron pin; thence leaving said margin North 82 degrees 01' 25" West, 159.30 feet to the point of beginning.

Being the same property conveyed to Bacon and Baker Properties, a partnership composed of Billy Joe Bacon, Jr. and Stephen C. Baker, by deed from Peggy Faye Vinson, an unmarried person, of record in Book 5444, page 458, said Register's Office.

Said property is transferred subject to the following:

1. Property taxes for 2020 and subsequent years.

This is improved property located at 1906 19th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their successors and assigns, 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.

WITNESS its hand this 14th day of August, 2020.

BACON AND BAKER PROPERTIES,
a Tennessee general partnership

By: Stephen C Baker
Stephen C. Baker, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Stephen C. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the General Partner of Bacon and Baker Properties, the within named bargainor, a Tennessee general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14th day of August, 2020.

My Commission Expires: 5-8-2022

NOTARY PUBLIC

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

