THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00. Affiant Subscribed and sworn to before me this 31st day of August, 2020. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 35672-08-2020

Karen Johnson Davidson County
Batch# 468170 DEEDWARR
09/01/2020 03:10:44 PM 3 pgs
Fees: $18.00 Taxes: $4,717.50

20200901-0099483

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Marvin Clements 4308 Esteswood Drive Nashville, TN 37215	New Owner	Map and Parcel No.: 13008001200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Galt Baker and wife, Sara L. Baker** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Marvin Clements, unmarried** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4308 Esteswood Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, hiss heirs and assigns, forever.

And Grantor covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of August, 2020.

Galt Baker

Sara L. Baker

Sara L. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 31st day of August, 2020.

Notary Public

My Commission Expires:

10-2-2023



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Esteswood Estates as of record in Plat Book 1835, page 101, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Galt Baker and wife, Sara L. Baker by deed dated November 27, 2000 from Thomas C. Gormley and wife, Elizabeth H. Gormley of record in Instrument No. 20001129-0117132, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee.
2. All matters appearing on the Plan of record as Book 1835, page 101, Register's Office for Davidson County, Tennessee.