THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829702**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $566,500.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2020. Notary Public My Commission Expires: 07/09/2022

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 487660 DEEDWARR
10/01/2020 12:48:30 PM 2 pgs
Fees: $13.00 Taxes: $2,096.05
20201001-0113507

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Harwood Baker and Hayley Hanna Baker 3829 Woodmont Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 116-12-0-010.00

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, **Heather Helton Burwell, married and Lisa Harless, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas Harwood Baker and Hayley Hanna Baker, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 12, Block H, as shown on the map entitled Map of Woodmont Lane Homesites, of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HEATHER HELTON AND LISA HARLESS, TENANTS IN COMMON, by deed from CONRAD WAGNER AND MARY JANE WAGNER, HUSBAND AND WIFE, of record in Instrument No. 20140307-0019254 , dated March 4, 2014 , said Register's Office.

HEATHER HELTON AND LISA HARLESS, TENANTS IN COMMON conveyed their interest to HEATHER HELTON AND LISA HARLESS , AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by quitclaim deed of record in Instrument No. 20190715-0068828, dated July 8, 2019, said Register's Office.

Heather Helton having since married and is now known as Heather Helton Burwell.
Said property was never the marital residences of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 116-12-0-010.00.

Matters shown on the Plan of record in Plat Book 1130, page 13, said Register's Office.

This is improved property located at 3829 Woodmont Lane Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 29th day of September, 2020.

Heather Helton Burwell by Kate Rosenthal

Heather Helton Burwell by Kate Rosenthal, her Attorney-in-Fact

attorney in fact

Lisa J Harless

Lisa Harless

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Harless, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 29th day of September, 2020.

J Anderson

Notary Public

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Heather Helton Burwell and that she is authorized by Heather Helton Burwell to execute this instrument on her behalf.

WITNESS my hand and official seal, this 29th day of September, 2020.

J Anderson

Notary Public

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: Sept 06, 2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY