Karen Johnson Davidson County
Batch# 508602 DEEDWARR
11/04/2020 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20201104-0128910

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3157

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of October, 2020

Notary Public

Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Baker 1405 Jakes Avenue Nashville, TN 37216	FirstBank, ISAOA/ATIMA 318 Seaboard Lane Ste. 205 Franklin, TN 37067	072-04-0-007.00-CO

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 OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Michael A. Wilkey and wife, Ricki Ann Wilkey

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Baker and Margaret 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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, being part of Lot No. 2 on the Plat of A Subdivision of Lots 5 and 6 of the East Nashville Golf Club Subdivision of record in Book 547, page 6, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northeasterly margin of Jakes Avenue 100.0 feet northwesterly from the intersection of Jakes Avenue and Golf Club Road, said point being the corner of Lots Nos. 2 and 1 on said plan; thence with the margin of Jakes Avenue, northwesterly 100.0 feet to the corner of Lots Nos. 2 and 3 on said plan; thence northeasterly 273 1/4 feet, more or less, to a point in the center of a row of trees, which point is 5.0 feet southeasterly from the northwesterly line of said Lot No. 2 where it crosses said row of trees; thence with the center of said row of

trees southeasterly 95.0 feet to the northwesterly line of Lot No. 1 on said plan; thence with said line of Lot No. 1 southwesterly 278.7 feet to the point of beginning.

Being the same property conveyed to Michael A. Wilkey and wife, Ricki Ann Wilkey by Warranty deed from Edward E. Brannon, married of record in Instrument No. 20021226-0158975 Register's Office for Davidson County, Tennessee, dated December 19, 2002 and recorded on December 26, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 1405 Jakes Avenue, Nashville, TN 37216

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of October, 2020.

Michael A. Wilkey

Ricki Ann Wilkey

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael A. Wilkey and Ricki Ann Wilkey** 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 and official seal at Mt. Juliet, Tennessee this 29th day of October, 2020.



Notary Public
My Commission Expires:

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021