| 20201686R | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>The actual consideration or value, whichever is greater, for this transfer is $995,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 2nd day of November, 2020.<br>Notary Public<br>My commission expires: |
|---|---|

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

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

Karen Johnson Davidson County
Batch# 508879 DEEDWARR
11/04/2020 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $3,681.50
20201104-0129294

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Christopher Dale Baker and Martha H. Baker** | New Owner | **129-10-0-055** |
| **6601 Ellesmere Road** | | |
| **Nashville, TN 37205** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Robert C. Courain, III, an unmarried man and Katherine A. Courain**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Christopher Dale Baker and Martha H. Baker, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of West Meade Park, Inc., Section 3, as of record in Book 3300, Page 23, said Register's Office.

Said Lot No. 45 fronts 200 feet on the Easterly side of Ellesmere Road and extends back between lines 258.8 feet on the Northerly line and 253.2 feet on the Southerly line, to a dead line in the rear, measuring 247 feet thereon.

Being the same property conveyed to John K. Wilkins and wife, Ellen W. Wilkins by Warranty Deed from William L. Weirich and wife, Jean L. Weirich of record in Book 7589, Page 674, Register's Office for Davidson County, Tennessee, dated June 29, 1988 and recorded on July 2, 1988.

Being the same property conveyed to Michael D. Sontag by Quitclaim Deed from John Kevin Wilkins and Ellen W. Wilkins of record in Instrument No. 20001227-0125947, Register's Office for Davidson County, Tennessee, dated December 18, 2000 and recorded on December 27, 2000 and within the same deed the said Michael D. Sontag conveyed his interest in the subject property to John Kevin Wilkins and wife, Ellen W. Wilkins, as equal tenants in common.

Being the same property conveyed to Ellen W. Wilkins by Quitclaim Deed from J. Kevin Wilkins of record in Instrument No. 20090612-0054766 Register's Office for Davidson County, Tennessee, dated May 15, 2009 and recorded on June 12, 2009.

Being the same property conveyed to Robert C. Courain, III and Katherine A. Courain, husband and wife from Ellen W. Wilkins and J. Kevin Wilkins of record in Instrument No. 20170928-0099306 Register's Office for Davidson County, Tennessee, dated September 27, 2017 and recorded on September 28, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (__) property known as 6601 Ellesmere Road, Nashville, TN 37205.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 MY/OUR HANDS EFFECTIVE AS OF 2nd day of November, 2020:

Robert C. Courain, III

Katherine A. Courain

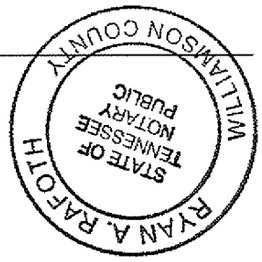
| | | |
|---|---|---|
| **STATE OF TENNESSEE** | ) | **INDIVIDUAL** |
| | ) | **ACKNOWLEDGEMENT** |
| **COUNTY OF WILLIAMSON** | ) | |

Personally appeared before me, a Notary Public of said County and State, Robert C. Courain, III and Katherine A. Courain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 2nd day of November, 2020.

My Commission Expires: 5/18/24

Notary Public



# 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