WARRANTY DEED

Karen Johnson Davidson County
Batch# 534880 **DEEDWARR**
12/15/2020 02:46:55 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20201215-0148052

JM-SB-LG-20-101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gene Baker and Jane Baker	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	**141-12-0D-101.00-CO**
101 Morton Mill Circle	**4004 Hillsboro Pk. Ste. 216B**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JACK TERRELL KARR AND CHRISTA S KARR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GENE BAKER AND JANE BAKER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 101 (and driveway serving said lot), Morton Mill Estates, as shown on plat of record in Plat Book 6900, Page 652, revised in Plat Book 6900, Page 765, Plat Book 7900, Page 226 and Plat Book 7900, Page 561, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jack Terrell Karr, unmarried by Warranty deed from Paula K. Southwood, unmarried of record in Instrument No. 20131112-0116940 Register's Office for Davidson County, Tennessee, dated November 08, 2013 and recorded on November 12, 2013.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 6900, Page 652 and Plat Book 7900, Page 561, Register's Office for Davidson County, Tennessee.
- Plan of record as Amended to Plat in Instrument No. 20000711-0068662, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7546, Page 145 and amended in Book 7936, page 704 and Book 8079, page 804, Amended in Instrument No. 20190605-0053782 Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common area to Morton Mill Homeowner's Association of record in Book 7548, Page 963, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Morton Mill Homeowner's Association, Inc. of record in Book 7546, Page 154 and supplemented and amended in Book 7936, page 709, in the Register's Office for Davidson County, Tennessee.
- Communications Right of Way Easement of record in Book 6900, Page 51, in the Register's Office for Davidson County, Tennessee.
- Charter for Morton Mill Estates Homeowner's Association, Inc. of record in Book 7414, Page 335, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **101 Morton Mill Circle, Nashville, Tennessee 37221**.

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 hand(s) this the 9th DAY OF DECEMBER, 2020.

Jack Terrell Karr

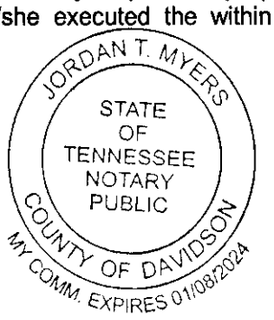
Christa S Karr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK TERRELL KARR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

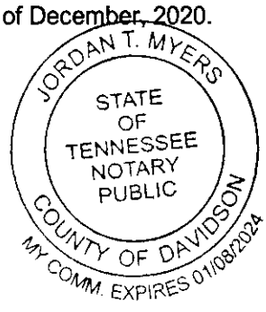


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTA S KARR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212