060-21

202103120032810

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10739-RR

Karen Johnson Davidson County
Batch# 590615 DEEDWARR
03/12/2021 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20210312-0032810

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Ashley Carnahan
Affiant

Subscribed and sworn to before me, this the ~~4th~~ 10th day of March, 2021.

Sheila K. Reburn
Notary Public
My Commission Expires: 1-19-25

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Top Level Construction, LLC 113 Walking Horse Ct Nashville, TN 37211	New Owner	162-01-0-070.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Clifford C. Baker, Jr. AKA Clifford Baker Jr. and Pamela K. Baker, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Top Level Construction, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Addition to Southwood of record in Plat Book 2900, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clifford Baker.Jr.et ux, Pamela K. Baker by Warranty deed from Fave Griffin Talley et Vir, Johnnie M. Talley of record in Book 6881, page 86, Register's Office for Davidson County, Tennessee, dated May 31, 1986 and recorded on June 09, 1986.

This is improved property located at: **320 Brewer Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number 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 4th day of March, 2021.

GRANTOR:

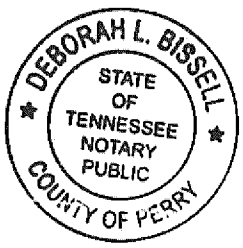
Clifford C. Baker, Jr. AKA Clifford Baker, Jr.

Pamela K. Baker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the of Clifford C. Baker, Jr. AKA Clifford Baker, Jr. and Pamela K. Baker, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of March, 2021.



Notary Public
My Commission expires: 3-1-2023

True Copy Certification

I, **Kimberly Minter,** do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Sheila Reburn,** a notary public for this county and state, **Kimberly Minter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2-27-21

Notary Seal

