THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233410** Karen Johnson Davidson County Batch# 598936 DEEDWARR 03/24/2021 08:53:30 AM 3 pgs Fees: $18.00 Taxes: $2,867.50 20210324-0038600	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Affiant Subscribed and sworn to before me, this 22nd day of March, 2021. Notary Public My Commission Expires: 7.5.2021 MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Kaden L. Hatley and Megan E. Hatley 2815A Vaulx Lane Nashville TN 37204	Send Tax Bills To: New Owners at 2815A Vaulx Ln. Nashville, TN 37204	Tax Information: Tax Parcel ID No. 118-02-0-114.00

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, **Scott Baker and Katherine Baker, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kaden L. Hatley and Megan E. Hatley, 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 Unit "A" on the plan of 2815 Vaulx Lane, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2815 Vaulx Lane, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210309-0030465, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a part of the same property conveyed to SCOTT BAKER AND KATHERINE BAKER, HUSBAND AND WIFE, by deed from JOHN WORKMAN, A SINGLE PERSON, of record in Instrument No. 20170721-0074168, dated July 19, 2017 , said Register's Office.

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 2021 and subsequent years for Map-Par. 118-02-0-114.00.

Matters shown on the Plan of record in Plat Book 1130, page 8, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20210309-0030465, said Register's Office.

This is improved property located at 2815A Vaulx Lane Nashville TN 37204

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 22nd day of March, 2021.

Scott Baker

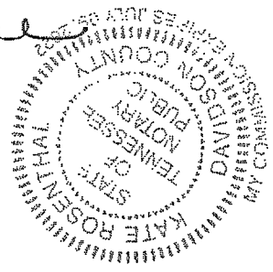
Katherine Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 22nd day of March, 2021.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022