This instrument prepared by:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 700485 **DEEDWARRSP**
08/18/2021 02:53:54 PM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20210818-0111963

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
James S. Higgans & Richard D. Piliponis	New Owner	**082-12-0-295.00**
525 4th Ave, S Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Gary C. Baker, unmarried, 100% of his 50% undivided interest** have this day bargained and sold, and do hereby transfer and convey unto the said **James S. Higgins, a 25% undivided interest, and Richard D. Piliponis, a 25% undivided interest**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 4 and 5 on the Plan of Davis Addition to Edgefield, now East Nashville of record in Plan Book 1, Page 41, Chancery Court for Davidson County, Tennessee, and being described according to a survey made by John Kohl and Company, P.C., dated July 2, 1987 and described as follows:

Beginning at a point in the southerly margin of Main Street at the northwest corner of Lot 5 Davis Addition to Edgefield of record in Plan Book 1, page 41, Chancery Court, Davidson County, Tennessee; thence with the southerly margin of Main Street North 65 degrees 05 minutes 00 seconds East 100.00 feet to a point beginning the northeast corner of Lot No. 4 Davis Addition to Edgefield, in Plan Book 1, page 41, Chancery Court for Davidson County, Tennessee; thence South 25 degrees 30 minutes 35 seconds East 160.00 feet to the northerly margin of alley Number 258; thence with the northerly margin of alley Number 258, South 65 degrees 05 minutes 00 seconds West 100.00 feet to a point; thence North 25 degrees 30 minutes 35 seconds West 160.00 feet to a point of beginning.

Being the same property conveyed to Gary C. Baker, a 50% undivided interest and James S. Higgins, a 25% undivided interest, and Richard D. Piliponis, a 25% undivided interest, by Quitclaim Deed from AEY, LLC a Tennessee Limited Liability Company, recorded in Instrument No. 20210819-0111902, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plan Book 1, Page 41, Chancery Court for Davidson County, Tennessee.
- Easement for installation and maintenance of sewer line granted the Nashville Housing Authority of record in Book 3979, Page 825, in the Register's Office for Davidson County, Tennessee.
- Subject to 2021 property taxes and all subsequent years.
- Subject to a Deed of Trust executed by AEY LLC in favor of Rudy Title and Escrow, LLC (Trustee) in favor of FirstOak Bank in the principal amount of $1,261,000.00 and recorded in Instrument No. 20210624-0085691, Register's Office for Davidson County, Tennessee.

This is improved property, known as **966 Main St. (aka 964 Main St.), Nashville, TN 37206**

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

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.

Witness our hand this 17th day of August, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gary C. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY C. BAKER, 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 16th of August, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,050,000.00.

Affiant

Subscribed and sworn to before me this the 17th day of August 2021.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 1-3-22

Notary Public

(Affix Seal)