KCH Oklahoma

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210836729

Karen Johnson Davidson County
Batch# 710405 **DEEDWARR**
09/07/2021 09:50:58 AM 2 pgs
Fees: $13.00 Taxes: $991.60

20210907-0119341

STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~ Tulsa)

The actual consideration or value, whichever is greater, for this transfer is: $268,000.00.

Daniel Baker
Affiant

Subscribed and sworn to before me, this ~~3rd~~ 1st day of September, 2021.

Notary Public
My Commission Expires: 6.4.23

OFFICIAL SEAL
KATHY HICKS
NOTARY PUBLIC OKLAHOMA
TULSA COUNTY
COMM. EXP. 06-04-2023
COMM. NO. 15005277

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Bakke 5017 W Durrett Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147-10-0-047.00

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, **Daniel Baker, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Bakke, a married man**, ("Grantee"), his 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 Lot No. 292 on the Plan of Section Five, Caldwell Country Estates of record in Plat Book 3300, Page 16, 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 Daniel Baker, an unmarried man by Warranty deed from Amy Hendon Scott, married of record in Instrument No. 20150818-0082883 Register's Office for Davidson County, Tennessee, dated August 12, 2015 and recorded on August 18, 2015.

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.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3279, Page 556, amended in Book 1788, Page 108 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Restrictions of record as Instrument Number 20031103-0161026 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Agreement for Dedication of Easement for Sanitary Sewers and/ or Storm Drainage of record in Book 6479, Page 94, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5017 W Durrett Drive Nashville TN 37211

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 warrants this instrument is effective on the 3rd day of September, 2021.

Daniel Baker

STATE OF Oklahoma)
COUNTY OF Tulsa)

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

Witness my hand, at office, this 1st day of September, 2021.

Notary Public
My Commission Expires: 6-4-23

OFFICIAL SEAL
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