WARRANTY DEED

Karen Johnson Davidson County
Batch# 724676 DEEDWARR
09/27/2021 12:01:48 PM 2 pgs
Fees: $13.00 Taxes: $876.53

20210927-0129436

B-ELAM-21-319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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)
Michelle Lawson	**LendUS, LLC**	
(NAME)	(NAME)	
418 Wimbledon Rd	**6145 Park Square Dr., Ste 3**	**043-06-0-109.00**
(ADDRESS)	(ADDRESS)	
Walnut Creek, CA 94598	**Lorain, OH 44053**	
(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, **CARRIE L. BAKER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELLE LAWSON, A MARRIED WOMAN,** 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 No. 13 on the revised unrecorded Plan of Tract 14 in the Anderson Estates, a plan of which Estates is of record in Book 1130, page 37, Register's Office for said County, and described according to a survey made by Harvey Gee, Surveyor, December 29, 1949 as follows:

Beginning at a point on the Westerly margin of Scalf Drive, said point being the common corner of Lots Nos. 13 and 14 on said subdivision and said point being 355.6 feet Southerly from a concrete marker at the intersection of Thornton Avenue and Scalf Drive; thence Westerly with the line between Lots Nos. 13 and 14, 175 feet to a dead line; thence Southerly with the line between Lots Nos. 19 and 20 and Lot No. 13, 117.4 feet to a point; thence Easterly with the line between Lots Nos. 12 and 13 of said Subdivision, 175 feet to a point on the Westerly margin of Scalf Drive; thence Northerly along the Westerly margin of Scalf Drive 117.4 feet to the point of beginning.

Being the same property conveyed to Beulah M. Hoadley by Deed from Wilbur D. White and wife, Omie L. White, of record in Book 2909, Page 542, Register's Office for said County.

Being the same property conveyed to Marvin E. Baker and wife, Carrie L. Baker, by Quitclaim Deed from Beulah M. Hoadley of record in Book 8451, Page 604, Register's Office for Davidson County, Tennessee, dated September 04, 1991 and recorded on September 27, 1991. A life estate is reserved unto Beulah M. Hoadley.

Said Beulah M. Hoadley having since died on May 26, 2007, thereby divesting said life estate. Affidavit of Heirship of record in Instrument No. 20070607-0068401, said register's office. Marvin E. Baker, having since died on 6/20/08, leaving Carrie L. Baker the surviving tenant by the entirety.

This conveyance is subject to:
- 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 1130, Page 37, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1224, Page 86, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 1196, Page 207, 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: **319 Scalf Drive, Madison, Tennessee 37115**.

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 20th DAY OF SEPTEMBER, 2021.

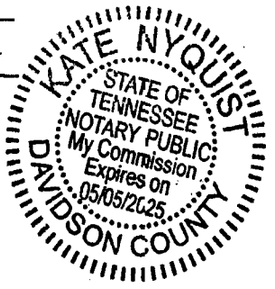
Carrie L Baker
Carrie L. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE L. 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 20th of September, 2021.

Kate Nyquist
Notary Public
My Commission Expires: 5/5/25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212