(1)

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 736225 DEEDWARR
10/14/2021 09:46:59 AM 5 pgs
Fees: $28.00 Taxes: $7,215.00

20211014-0138023

This Instrument Was Prepared By:
CAMPBELL LAW SOLUTIONS
P.O. Box 11187
Murfreesboro, TN 37129

Address New Owner As:	**Send Tax Bills To:**	**Map/Parcel Number:**
Steven S. Tarquine et al. 101 Balleroy Drive Brentwood, TN 37027	New American Funding P.O. Box 650070 Dallas, TX 75265	158-11-0-055.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Gary T. Baker and wife, Portia L. Baker** (collectively the "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **Steven S. Tarquine and Amy L. Tarquine, husband and wife** (collectively the "Grantees"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A that is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantors, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (collectively the "Property").

TO HAVE AND TO HOLD the Property to the Grantees, their heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantors covenant that the Grantors are lawfully seized and possessed of the Property; that the Grantors have full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except to the extent otherwise set forth in Exhibit B hereto; and the Grantors will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms the Grantors and the Grantees are used, these terms will be construed to include these parties and their respective heirs, legal representatives, successors and assigns, and these terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 12th day of October, 2021.

Gary T. Baker

Portia L. Baker

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $1,950,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of October, 2021.

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-17-2022

Notary Public For The State Of Tennessee

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary T. Baker and wife, Portia L. Baker, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 12th day of October, 2021.

GREGORY B. WAYMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public For The State Of Tennessee

My Commission Expires: 10.21.24

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Balleroy Subdivision, of record as Instrument No. 20000620-0061336, as amended by Surveyor's Certificate of Correction of record as Instrument No. 20010418-0038197, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

DERIVATION

Being the same property conveyed to Gary T. Baker and wife, Portia L. Baker, by deed from Nicholas R. Jacobson and wife, Ashley T. Jacobson and Harry R. Jacobson and wife, Carol Jan Jacobson, of record as Instrument No. 20191217-0129978, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. 2021 Davidson County property taxes for Map/Parcel 158-11-0-055.00, a lien, now due and payable in the amount of $11,289.32. 2020 taxes paid in full.

2. Easements for utilities serving the premises herein described.

3. No insurance is afforded as to the amount of acreage contained in the insured property.

4. Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20000619-0061044, as amended in Instrument No. 20000621-0061679, in the Register's Office for Davidson County, Tennessee.

5. All matters shown on the Plan of Balleroy Subdivision, of record as Instrument No. 20000620-0061336, as amended by Surveyor's Certificate of Correction of record as Instrument No. 20010418-0038197, in the Register's Office for Davidson County, Tennessee.

6. Waterline easement of record in Book 2698, Page 147, in the Register's Office for Davidson County, Tennessee.

7. Sewer and storm drain easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8275, Page 977, in the Register's Office for Davidson County, Tennessee.