WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

T-C-22-1711

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 809379 **DEEDWARR**
02/22/2022 11:34:34 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20220222-0019847

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Patrick E. Baker and Jillian Baker	**New Owner**	
(NAME)	(NAME)	**072-16-0-001.00**
1711 Sherwood Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **RICHARD OLIVER CRAVEN AND ALYSON HOLLAND CRAVEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK E. BAKER AND JILLIAN BAKER, WIFE AND HUSBAND,** 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. 8 on the plan of Sherwood Subdivision, as shown by plat of record in Plat Book 1424, Page 51, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a point in the East margin of Sherwood Lane and the corner of Lots, Nos 8 and 9; thence with the line between said lots Easterly 196.05 feet to a point; thence with the margin of the same Westerly 174 feet to a point, the beginning of a curve; thence around said curve Southwesterly 33.8 feet to the Easterly margin of Sherwood Lane; thence with the margin of same, Southerly 58.6 feet to the beginning.

Being the same property conveyed to Richard Oliver Craven and Alyson Holland Craven, husband and wife by Quitclaim deed from Richard Oliver Craven of record in Instrument No. 20180828-0085268 Register's Office for Davidson County, Tennessee, dated August 23, 2018 and recorded on August 28, 2018.

Futher being the same property conveyed to Richard Oliver Craven, unmarried by Quitclaim deed from Richard Oliver Williams Craven, unmarried of record in Instrument No. 20180620-0059157 Register's Office for Davidson County, Tennessee, dated June 11, 2018 and recorded on June 20, 2018.

Further being the same property conveyed to Richard Oliver Williams Craven, unmarried by Warranty deed from Jared Pemberton, unmarried of record in Instrument No. 20110907-0069189 Register's Office for Davidson County, Tennessee, dated September 02, 2011 and recorded on September 07, 2011.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 51, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers And/Or Storm Drainage of record in Book 4147, Page 720, 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: **1711 Sherwood Lane, Nashville, Tennessee 37216**.

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 ary gender shall be applicable to all genders.

Witness my/our hand(s) this the 16 DAY OF FEBRUARY, 2022.

Richard Oliver Craven

Alyson Holland Craven

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD OLIVER CRAVEN, 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 February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALYSON HOLLAND CRAVEN, 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 February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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