PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

Name and Address of New Owner:
Ricky D. Fry and Sue S. Fry
3014 Hedrick Street, #402
Nashville, TN 37203

Send Tax Bills To:
Ricky D. Fry and Sue S. Fry

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 104020T40200CO

Karen Johnson Davidson County
Batch# 822106 DEEDWARR
03/14/2022 12:10:11 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20220314-0029507

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Annabaker Garber as Trustee of the Anna Baker Garber Living Trust dated September 29, 2021**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ricky D. Fry, Trustee of the Ricky D Fry Revocable Living Trust dated July 20, 2010 and Sue S. Fry Trustee of the Sue S. Fry Revocable Living Trust dated July 20, 2010,**"the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 402 TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF WEST END LOFTS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, APPEARING AS INSTRUMENT NO. 200007140069948, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED AND BY-LAWS OF WEST END LOFTS CONDOMINIUMS, RECORDED AS INSTRUMENT NO. 20010524-0054282, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED TO THE AFOREMENTIONED MASTER DEED. TOGETHER WITH PARKING SPACE NUMBER 13 AS DEPICTED ON PLAGE 13 OF EXHIBIT "D" TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO ANNA BAKER GARBER, AS TRUSTEE OF THE ANNA BAKER GARBER LIVING TRUST DATED SEPTEMBER 29, 2021, BY QUITCLAIM DEED FROM ANNA BAKER GARBER, UNMARRIED, RECORDED ON OCTOBER 15, 2021, OF RECORD IN INSTRUMENT NO. 20211015-0138566, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO ANNA BAKER GARBER, UNMARRIED, BY WARRANTY DEED FROM KENNETH L. MARTINSON, UNMARRIED, RECORDED ON JANUARY 15, 2016, OF RECORD IN INSTRUMENT NO. 20160115-0004424, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3014 HEDRICK ST., #402, NASHVILLE, TN 37203.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of March, 2022.

Trustee (SEAL)
Anna Baker Garber, as Trustee of the Anna Baker Garber Living Trust dated September 29, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2022, before me personally appeared Anna Baker Garber, as Trustee of the Anna Baker Garber Living Trust dated September 29, 2021, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of March, 2022.

Notary Signature
My commission expires: 5/20/24

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $495,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robin Edwards
(Affiant)

Sworn to and subscribed before me this
10th day of March, 2022.

Janice H. Collins
Notary Public
My commission expires: 5-5-25
File No. 2022-4338-AN

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE