C.E. PICKERING JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,500.00

Christine E. Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2001.

C.E. Pickering Jr.
Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine E. Ford	Countrywide Home Loans	106-14B-15CO
(NAME)	(NAME)	
5715 Brentwood Place	1520 Memorial Blvd., Suite 104	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/02/01 11:44 2pgs
Fees:13.00 Taxes:275.85

20010802-0082217

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARK B. BAIRD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christine E. Ford

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 5715, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, Register's Office for Davidson County, Tennesssee, to which reference is here made.

Being the same property conveyed to Mark B. Baird, an unmarried person, by deed from William Michael Wilson and wife Cady C. Wilson of record in Book 8140, Page 185, Register's Office for Davidson County, TN.

Joy Lynn Baird joins in this conveyance to relinquish any rights she may have in and to the property herein described by virtue of marriage to Mark B. Baird.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5715 Brentwood Place, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 27th day of July, 2001.

Mark B. Baird
Mark B. Baird

Joy Lynn Baird
Joy Lynn Baird

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark B. Baird* the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. * and Joy Lynn Baird

Witness my hand and official seal at Brentwood , Tennessee this 27th day of July, 2001

Commission expires:
5/28/03

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Sharon L. Riney
Notary Public