WARRANTY DEED

REGISTRAR, PLEASE RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. 26th day of Nov. 2002.

Notary Public

MY COMMISSION EXPIRES: 10-25-05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/27/02 10:56 2pgs
Fees:13.00 Taxes:438.45
20021127-0147135

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan R. Wilson	Cendant Mortgagae Corporation D/B/A Century Mortgage	Map 161, Group 06-0 Parcel 90
(NAME) 725 Huntington Parkway	(NAME) 3000 Leadenhall Road	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Shana W. Baker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan R. Wilson, and husband Jonathan C. Wilson , 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:

**Shana W. Baker, Grantor, an unmarried woman

BEING Lot No. 19, Huntington Park 1, as shown by plat of record in Plat Book 4175, page 10, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shana W. Boulton now known as Shana W. Baker by deed from Carl Wesley Moss and Mabel J. Moss husband and wife, of record in Deed Book 11556, page 553, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4225, page 778, Register's Office for said County.

Subject to all matters as set forth per Plat Book 4175, Page 10, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 725 Huntington Parkway, Nashville, TN 37211

(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.

Shana W. Baker

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 Shana W. Baker the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11/26/02

DEBBIE WILLIAMS NOTARY PUBLIC AT LARGE MARCH 20, 2005 RUTHERFORD CO., TENN.

My Commission Expires:

Notary Public

File Number2211462
RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167