Davidson County DEEDWARR
Recvd: 10/31/03 15:37 2pgs
Fees:13.00 Taxes:754.80

20031031-0160384

WARRANTY DEED

G-VR-03-2016

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

X Virginia T. Baka
Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires SEPT. 30, 2005

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Baka Living Trust	David W. Baka (NAME)	
212 Hedge Rd. ~~2016 Graybar Lane~~	212 Hedge Rd	117-11-D-8CO
(ADDRESS) Menlo Park, CA 94025 ~~Nashville, Tennessee 37215~~	(ADDRESS) Menlo Park, CA 94025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHANNON PATTERSON PARRISH AND HUSBAND, GEORGE T. PARRISH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THE BAKA LIVING TRUST, DAVID W. BAKA AND VIRGINIA T. BAKA, CO-TRUSTEES, WITH FULL POWER TO MORTGAGE, SELL, TRANSFER AND CONVEY WITHOUT JOINDER OF ANY BENEFICIARY
, hereinafter called the Grantee(s), their heirs 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 Unit No. 2016, together with the appurtenant interest in the common elements of Turnberry Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6686, page 166, amended in Book 6814, page 165 and Book 8747, page 521 and Book 9315, page 795 and Instrument No. 20000801-0075604, Register's Office for said County, to which reference is hereby made for a more complete description. Said Unit is depicted on the Condominium Site Plan attached as Exhibit E to the aforementioned Master Deed.

Being the same property conveyed to Shannon M. Patterson k/n/a Shannon Patterson Parrish by Quitclaim Deed dated November 26, 2001 and filed for record on December 6, 2001 in Instrument No. 20011206-0134677, Register's Office for Davidson County, Tennessee. Said George T. Parrish joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 6686, page 166; Book 6634, page 506; Book 6849, page 237; Book 8747, page 536; Book 6686, page 166; Book 6814, page 165; Book 8747, page 521; Book 9315, page 795 and Instrument No. 20000801-0075604, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2016 Graybar Lane, Nashville, Tennessee 37215
(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 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 any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of October, 2003.

X Shannon Patterson Parrish
Shannon M. Patterson k/n/a Shannon Patterson Parrish

X George T. Parrish
George T. Parrish

STATE OF Tennessee
COUNTY OF Davidson

I, DEENA L. O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that Shannon Patterson Parrish and George T. Parrish personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of October, 2003.

Deena L. O'Brien
Notary Public

My Commission Expires:

(SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903