WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires NOV. 24 20[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary R. Baird	National City Mortgage	131-03-B-182.00 CO
(NAME) 4400 Belmont Park Terrace Condominium 182	(NAME) P.O. Box 1024	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Dayton, OH 45401-1024	
(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, **DEBBIE C. CAPLENOR, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY R. BAIRD, UNMARRIED**, 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:

Land in Davidson County, Tennessee, being Lot No. 182 of Arden Place Subdivision, Section Four, of record in Book 4955, page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Debbie C. Caplenor, unmarried, by deed from Julie G. Warner, unmarried, dated May 31, 2002, of record in Instrument No. 20020605-0068420, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) Taxes for 2004 which have been prorated and assumed by Grantee; (b) Master Deed of Arden Place, Section IV, of record in Book 4754, page 455, Register's Office for Davidson County, Tennessee; (c) All matters appearing on the plan of record in Book 4955, page 5, said Register's Office; (d) Charter of record in Book 4749, page 634, Register's Office for Davidson County, Tennessee; (e) Restrictive Covenants of record in Book 4819, page 564, Book 4916, page 277, book 5019, page 942, Book 4628, page 473, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636, said Register's Office; (f) Quitclaim Deed to the Homeowners Association of record in Book 4758, page 223, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4400 Belmont Park Terrace Condominium 182, Nashville, TN 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 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 hand this 8th day of April, 2004.

Debbie C. Caplenor

Davidson County DEEDWARR
Recvd: 04/13/04 10:05 2pgs
Fees:13.00 Taxes:847.30

20040413-0041249

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 Debbie C. Caplenor , unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of April, 2004.

Commission expires:

KEVIN D. MONTGOMERY Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007