WARRANTY DEED

KEVIN D. MONTGOMERY NOTARY PUBLIC EXP. PUBLIC AT LARGE DAVIDSON COUN

Davidson County DEEDWARR
Recvd: 08/27/04 14:39 2pgs
Fees:13.00 Taxes:77.70

20040827-0104018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 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
Julia B Baker	Julia F. Baker	Map 147-03-A
(NAME)	(NAME)	Parcel 36
2218 Chickering Lane	2218 Chickering Lane	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Nashville, TN 37215	
(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, **ROSEMARY MAYBERRY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIA B. BAKER AND HUSBAND, GORDON W. BAKER,** 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 Unit B20 of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, as established by Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominiums of record in Book 5200, page 571, said Register's Office, for a more complete description of said unit.

Being the same property conveyed to Rosemary Mayberry by Substitute Trustee's Deed dated July 9, 2004 of record in Instrument #20040709-0082135, said Register's Office. The prior owners, Demetrius Curtis and husband, Kevin Curtis received the property by deed recorded October 15, 2002 of record in Instrument #20021015-0126728, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 571, said Register's Office; and (c) Master Deed and Bylaws of record in Book 6104, page 725, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 411 Harding Place, Unit B20, 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 hand this 26th day of August, 2004.

Rosemary Mayberry

Rosemary Mayberry by Joseph P. Rusnak,
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of August, 2004, before me personally appeared Joseph P. Rusnak, to me known to be the person who executed the foregoing instrument on behalf of Rosemary Mayberry, and who acknowledged that he executed the same as the free act and deed of Rosemary Mayberry.

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2004.

Commission expires:



Notary Public