WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/04 14:41 2pgs
Fees:13.00 Taxes:77.70

20040827-0104020

BOX 10-A

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 and Gordon Baker	Julia and Gordon Baker	Map 147-03-A
(NAME)	(NAME)	Parcel 57
2218 Chickering Lane	2218 Chickering Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 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, **T & W PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF THOMAS S. TARPY, JR. AND FRANK A. WATERS, JR.**, 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 D-11 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 T & W Properties, a Tennessee General Partnership composed of Thomas S. Tarpy, Jr. and Frank A. Waters, Jr., by deed dated July 1, 1983 of record in Book 6105, page 351, 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 D-11, 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.

T & W Properties, a Tennessee General Partnership

By: Frank A. Waters, Jr., Partner

Frank A. Waters, Jr., Partner

By: Thomas S. Tarpy, Jr., Partner

Thomas S. Tarpy, Jr., Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Frank A. Waters, Jr. and Thomas S. Tarpy, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that they are the partners of T & W Properties, a Tennessee General Partnership, the within named bargainor, a Tennessee General Partnership, and that they, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness our hands this 26th day of August, 2004.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Exp. 11/24/07

Notary Public