WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: _____.
(AFFIX SEAL)

My Commission Expires Jan. 25, 2006

Davidson County DEEDWARR
Recvd: 10/01/04 11:02 2pgs
Fees:13.00 Taxes:629.00

20041001-0118464

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Antony Govrik	New South Federal Savings Bank	Map 141
(NAME) 600 River Ridge Court	(NAME) 210 Automation Way	Group 11-0-A
(ADDRESS) Nashville, TN 37221	(ADDRESS) Birmingham Alabama 35210	Parcel 023
(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,

James M. Baker Jr. and Wife, Janis F. Baker ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas Antony Govrik and Jodi Lynn Govrik, Husband and Wife ,

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:

BEING Lot No. 310 Rolling River Estates, Phase IV, as shown by plat of record in Plat Book 5200, page 184-185, 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 James M. Baker Jr. and Wife, Janis F. Baker by deed from Merrill Lynch Relocation Management, Inc. of record in Deed Book 5990, page 466, Register's Office for said County.

Charter for Homeowner's Association of record in Book 4892, Page 672, Register's Office for said County.

Plat sets out said property is subject to HOA.

Restrictive Covenants of record in Deed Book 4892, Page 689, and Book 5463, Page 238, and Book 5336, Page 480, Register's Office of said County.

By-Laws of record in Book 4892, Page 679, 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 (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 600 River Ridge Court, Nashville, TN 37221- also known as: 7501 Rolling River Parkway, Nashville, TN 37221

(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 29th day of September, 2004.

James M. Baker Jr.

Janis F. Baker

STATE of Tennessee
COUNTY of ~~Wilson~~ Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James M. Baker Jr. and Wife, Janis F. Baker the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/29/2004

My Commission Expires:_____

Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS NOTARY PUBLIC AT LARGE

File Number2409304
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122