PLEASE RETURN TO: CASTLEMAN TITLE & ESCROW, LLC
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Deborah D Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2004.

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 390 Mallory Station Road, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBORAH D. DAVIS	**SAME AS NEW OWNER**	43-2-A-210
(NAME) **210 Cedarwood Lane**	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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,

NATHAN E. BAKER, AND WIFE SHIRLEY A. BAKER,

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

DEBORAH D. DAVIS AND LARITA FOSTER, BOTH 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:

Being Lot No. 210 on the Plan of a Re-subdivision of a portion of Phase Two, Cedarwood Courtyard Homes, of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which plan reference is here made for a more complete description.

Being the same property conveyed to Nathan E. Baker, and wife Shirley A. Baker by deed from Sherry J. Adams and Stephen M. Ragan of record in Book 8629, Page 943, Register's Office for Davidson County, TN.
*

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as **210 Cedarwood Lane, Madison, TN 37115**
(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.

* **Nathan E. Baker** executes this instrument as Attorney-In-Fact on behalf of **Shirley A. Baker**, pursuant to the Power of Attorney being recorded by Instrument Number 20041022-0127280 in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/22/04 11:17 2pgs
Fees:13.00 Taxes:351.50

20041022-0127281

Witness my/our hand(s) this 20th day of October, 2001.

Nathan E. Baker

Shirley A. Baker

By
Nathan E. Baker, Attorney-In-Fact

1

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 Nathan E. Baker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of October, 2001

Commission expires: 10/26/05

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **Nathan E. Baker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Shirley A. Baker**, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said **Shirley A. Baker**.

Witness my hand and official seal at Franklin, Tennessee, this 20th Day of October, 2004

Notary Public

Commission Expires 10-26-05

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE