(3)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/04 08:12 2pgs
Fees:13.00 Taxes:950.90

20041201-0142654

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-14-08

(AFFIX SEAL)

NANETTE LYN MELDRUM NOTARY PUBLIC WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Morris	USAA Federal Savings Bank	Map 155 Group 07-0-A Parcel 14
(NAME)	(NAME)	
7184 Forrest Oaks Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78288	
(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, **Guy A. Baldwin, III and wife, Kelly Rae Baldwin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David R. Morris and wife, Mary L. Morris**, 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. 3** on the Plan of Revision One to Final Plat of Poplar Creek Estates, Phase III, Section "B" subdivision, as shown on plat of record in Plat Book 7900, page 993, as revised in Plat Book 9700, page 123, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Guy A. Baldwin, III and wife, Kelly Rae Baldwin by warranty deed of Daniel R. Brown and wife, Patricia D. Brown of record in Book 11710, page 716, Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) Restrictive covenants contained in instrument of record in Book 9472, page 824, Register's Office of Davidson County, Tennessee; (2) Subject to all matters appearing of record in Book 7900, page 993, and revised in Book 9700, page 123, Register's Office of Davidson County, Tennessee; (3) Charter of record in Book 7120, page 125, Register's Office of Davidson County, Tennessee; (4) Quitclaim Deed to HOA of record in Instrument #20011017013305, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7184 Forrest Oaks Dr., 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 our hands this 24th day of November, 2004.

Guy A. Baldwin, III

Guy A. Baldwin, III

BY: Paige G. Cotton

Paige G. Cotton, Attorney in Fact

Kelly Rae Baldwin

Kelly Rae Baldwin

BY: Paige G. Cotton

Paige G. Cotton, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Paige G. Cotton, Attorney-in-Fact, for Guy A. Baldwin, III and Kelly Rae Baldwin, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Guy A. Baldwin, III and Kelly Rae Baldwin, as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument Number 20041201-0142652, and Instrument Number 20041201-0142653, Register's Office of Williamson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee, on this the 24th day of November, 2004.

Notary Public

Commission Expires: 6-14-08

YVETTE LYN MELDRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN