(1)

WARRANTY DEED

CONNIE L. TIMBS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires 3-6-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-6-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith Albright	Pinnacle National Bank	
(NAME)	(NAME)	
1013 Hickory Hollow Rd.	211 Commerce Street, Suite 300	127-12-19
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050131

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, Derek T. Baker and wife, Swanlin Baker**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Meredith Albright and husband, Dan Albright**, 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, State of Tennessee, being Lot No. 49, on the Plan of Bellevue Manor, as of record in Plat Book 3600, pages 32 and 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Derek T. Baker and wife, Swanlin Baker by deed from Donimgo F. Carletello and wife, Stacey M. Carletello and Gloria Jean Miller and husband Jimmy Dale Miller, dated April 26, 2002 and recorded in Instrument No. 20020502-0054263, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1013 Hickory Hollow Rd., 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 25th day of February, 2005.

Davidson County DEEDWARR
Recvd: 03/08/05 08:54 2 pgs
Fees:13.00 Taxes:682.65
20050308-0025097

Derek T. Baker

Swanlin Baker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Derek T. Baker and wife, Swanlin Baker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th ~~day~~ of February, 2005.

Commission expires: 2-23-08

MARY ANNE HARDAWAY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Notary Public

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