#10005 Box 13

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2005.

Barn Jett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return To: Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Jones	American Home Mortgage	42-8-41
(NAME)	(NAME)	
412 Amquiwood Court	538 Broadhollow Rd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Melville, NY 11747	
(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, Demonica E. Baker and James E. Baker and wife, Stephanie Baker, to be held as joint tenants with right of survivorship between Demonica E. Baker and James E. Baker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greg Jones and Tiffany Jones, 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. 37 on the Plan of Heritage Place of record in Plat Book 5200, Page 628, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dominica E. Baker, James E. Baker and Stephanie Baker, by deed of record in Book 10478, Page 715, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of James E. Baker by Demonica Baker as his Attorney In Fact pursuant to recorded Power of Attorney of record in Book X, Page _____, in the Register's Office for Davidson County, Tennessee. * 20050706-0077565

This instrument is executed on behalf of Stephanie Baker by Demonica Baker as her Attorney In Fact pursuant to recorded Power of Attorney of record in Book XX, Page _____, in the Register's Office for Davidson County, Tennessee. X* 20050706-0077564

unimproved ☐

This is improved ☒ property, known as 412 Amquiwood Court, 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.

Davidson County DEEDWARR
Recvd: 07/06/05 14:23 2 pgs
Fees:13.00 Taxes:495.43

20050706-0077566

Witness our hands this 21st day of June, 2005.

Stephanie Baker by Domonica E. Baker

Stephanie Baker Her Attorney in fact

Domonica E. Baker

James E. Baker

Domonica E. Baker His Attorney in fact

STATE OF TN

COUNTY OF DAVIDSON

On this the 21st day of June, 2005, before me personally appeared _____, the person who executed the foregoing instrument on behalf of James E. Baker and Stephanie Baker and acknowledged that he/she executed the same as the free act and deed of the said _____, through Power of Attorney granted _____ by the said _____.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 2005.

Commission expires: May 28, 2006

Notary Public

BETH TAPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires May 28, 2006