WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/05 11:10 2 pgs
Fees:13.00 Taxes:3478.00

20051031-0131107

KELLY A. GADKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $940,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Phibin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Elliott	Pinnacle National Bank	**158-4-A-43CO**
(NAME)	(NAME)	
1 Valhalla	211 Commerce Street Ste. 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37201	
(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, **William W. Baker and wife, Karen M. Baker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert G. Elliott and wife, Cassondra M. Elliott**, 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. 81 on the Plan of Otter Wood, Section Two, of record in Book 6900, page 598-602, Register's Office for Davidson County, Tennessee.

SAID Lot No. 81 which is a corner lot, fronts 181.87 feet on the southwesterlyu margin of Valhalla and fronts 196.20 feet on the southeasterly margin of St. Mellion, said frontages being joined by a curve having a length of 32.95 feet, and extends back 271.0 feet on the southeasterly line and 257.45 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to William W. Baker and wife, Karen M. Baker, as tenants in common by Quitclaim deed from Michael D. Sontag of record in Book 10054, page 880 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Restrictive Covenants of Record in Book 7260, page 483 and Book 8762, page 199
By-Laws of Record in Book 7260, page 505
Subject to Charter of the Homeowner's Association of Record in Book 7292, page 315
The Plan of Record in Book 6900, page 601,
Property Taxes for the current year.

unimproved ☐ .

This is improved ☒ property, known as **1 Valhalla, Nashville, TN 37215**

(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 13th day of October, 2005.

William W. Baker

Karen M. 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 named William W. Baker and wife, Karen M. Baker, the bargainors, 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 13th day of October, 2005.

Commission expires: 7-19-08

JILL CONNORS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Jill Connors

Notary Public