BOX #14A
G#19466-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/06 08:36 2 pgs
Fees:13.00 Taxes:536.50

20060223-0020995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21ST DAY OF FEBRUARY, 2006.**

Notary Public

MY COMMISSION EXPIRES: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL V. WALLACE, III et al	SunTrust Mortgage, Inc.	102-3-37
(NAME) 612 CONTINENTAL DRIVE	(NAME) P. O. Box 79041	
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS) Baltimore, MD 21279-0041	
(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, **CASEY BAKER AND WIFE, TIFFANY BAKER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL V. WALLACE, III,AND MARK F. VAN SICKLE,*** AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, 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:

***both unmarried**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1333 ON THE PLAN OF CHARLOTTE PARK, SECTION 17, AS OF RECORD IN BOOK 3600, PAGE 21 AND 22 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CASEY BAKER AND WIFE, TIFFANY BAKER BY DEED FROM KENNETH N. LITTON AND WIFE, KAREN E. LITTON OF RECORD IN INSTRUMENT NO. 20021230-0161591 DATED DECEMBER 20, 2002 AND RECORDED DECEMBER 30, 2002 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **612 CONTINENTAL DRIVE, NASHVILLE, TN 37209**

(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 21st day of February, 2006.

CASEY BAKER

TIFFANY BAKER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **CASEY BAKER AND WIFE, TIFFANY BAKER** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 21st day of February, 2006.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public

