BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2006.

Notary Public

NOTARY PUBLIC
AT LARGE
Amy Adams Cowen
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

MY COMMISSION EXPIRES: November 25, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thor Catalogne and Amy Catalogne	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	
6929 Highland Park Drive	201 Fourth Avenue North	143-3B-44
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37219	
(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, **ROGERS E. BAKER AND WIFE, BONNIE J. CATALOGNE BAKER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOR CATALOGNE AND WIFE, AMY CATALOGNE,** 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 all of Unit No. 6929 on the said section plat together with the accompanying carport as shown thereon, a family unit type No. 6929, as shown in and described by the Master Deed Establishing Horizontal Property Regime with Respect to Harpeth Glen Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4546, page 658, of the Register's Office for Davidson County, Tennessee, as amended in Book 4630, page 504 and in Book 4775, page 384, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rogers E. Baker and wife, Bonnie J. Catalogne by deed from Harpeth Glen Corp.,of record in Book 4990, page 26, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) Subject to all matters as set forth on the Plan of record in Book 4675, page 64, Register's Office of said County; and (c) Master Deed establishing a Horizontal Property Regime of Harpeth Glen Condominium, of record in Book 4546, page 658, of the Register's Office for Davidson County, Tennessee, as amended in Book 4630, page 504; Book 4775, page 384; Book 5583, page 756; Book 7538, page 346; Book 8017, page 310 and as Instrument No. 20010123-0006812, of the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6929 Highland Park Drive, Nashville, TN 37205

(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: 03/21/06 10:16 2 pgs
Fees:13.00 Taxes:703.00

20060321-0032165

Witness our hands this 20th day of March, 2006.

Rogers E. Baker

By: Bonnie J. Baker AIF
Bonnie J. Baker, Attorney in Fact

Bonnie J. Catalogne 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 Bonnie J. Catalogne Baker, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of March, 2006.

Commission expires: November 25, 2006

Amy Adams Gowan
NOTARY PUBLIC Amy Adams Gowan Notary Public

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BONNIE J. BAKER,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of March, 2006.

Amy Adams Gowan
Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE