File No. 260301104

WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires MAY 24 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/26/06 10:11 2 pgs
Fees:13.00 Taxes:388.50
20060426-0047600

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garrett Baker	Countrywide Home Loans	Map 054-13-0-037.01
(NAME) 3237 Lakeshore Drive	(NAME) 3011 Armory Drive Ste 120	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville, Tennessee 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Linda Faye Russ and husband, Carl Edward Russ and Jeanette Stuard and husband, Billy Wayne Stuard and Johnny Mack Huffine, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garrett Baker unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 15, Section I, Life and Casualty Insurance Company's Subdivision of Dabbs & Elliott Property known as Dupontonia, as of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee, described according to a survey thereof by Hickerson-Hickerson, Engineers, March 20, 1961 as follows:

Beginning at an iron pin in the center line of Lakeshore Drive, said point being 933 feet, plus or minus, from the center intersection of said Drive and the northeasterly margin of Old Hickory Boulevard; thence with the center of Lakeshore Drive N 65° 20' E 95 feet to an iron pin; thence leaving said drive S 33° 45' E 140 feet to an iron pin; thence S 50° 15' E 16 feet to an iron pin; thence S 39° 45' E 36 feet to an iron pin; thence S 18° W 10 feet to an iron pin; thence S 46° 51' E 150 feet to an iron pin; thence in a southwesterly direction 21 feet to an iron pin in an old fence line; thence N 50°10' W 366 feet to the beginning.

Being the same property conveyed to Linda Faye Russ and Jeanette Stuard and Johnny Mack Huffine by Quitclaim deed from Betty Cayce Huffine of record in Instrument number 20041222-0152053, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3237 Lakeshore Drive, Old Hickory, TN 37138
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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

FILE BOX 45

forever defend the title to the said land to the said GRANTEE(S), HIS 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 my/our hand(s) this 24th day of April, 2006.

Linda Faye Russ
Linda Faye Russ

Carl Edward Russ
Carl Edward Russ

Jeanette Stuard
Jeanette Stuard

Billy Wayne Stuard
Billy Wayne Stuard

Johnny Mack Huffine
Johnny Mack Huffine

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Linda Faye Russ and husband, Carl Edward Russ and Jeanette Stuard and husband, Billy Wayne Stuard and Johnny Mack Huffine, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 4/24/2006.

My Commission Expires:

Jessica Talbott
Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

File Number: 260301104

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122