# WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(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 |
|---|---|---|
| Christopher Cannistraci and Elizabeth A. Cannistraci | U.S. Bank Home Mgt. | |
| (NAME) | (NAME) | |
| 119 39th Avenue North | P.O. Box 20005 | 104-1-285 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Owensboro, Ky 42304-0005 | |
| (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 G. BAKER, JR. AND WIFE, MARY K. KOHLES-BAKER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER CANNISTRACI AND WIFE, ELIZABETH A. CANNISTRACI,** 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. 62 on the Plan of Part of West Grove Subdivision, of record in Book 421, page 87, Register's Office for said County.

Said Lot No. 62 fronts 50 feet on the westerly margin of 39th Avenue North and extends back 160 feet between parallel lines to an alley.

Being the same property conveyed to William G. Baker, Jr. and spouse, Mary K. Kohles-Baker by deed from Sean Christopher Coleman and spouse, Kathryn Mott Coleman, of record as Instrument No. 20010712-0074232, 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); and (b) all matters appearing on the plan of record in Book 421, page 87, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 119 39th Avenue North, 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.

Davidson County DEEDWARR
Recvd: 07/24/06 08:46 2 pgs
Fees:13.00 Taxes:1202.50
20060724-0088514

Witness our hands this 19th day of July, 2006.

William G. Baker, Jr.

Mary K. Kohles-Baker

STATE OF GEORGIA

COUNTY OF COBB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William G. Baker, Jr. and Mary K. Kohles-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 Atlanta, Georgia this 19 day of July, 2006.

Commission expires:
**Notary Public, Cobb County, Georgia**
**My Commission Expires, July 9, 2008**

Notary Public

