Davidson County DEEDWARR
Recvd: 10/23/06 14:07 2 pgs
Fees:13.00 Taxes:1468.90

20061023-0131213

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44959

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$397,000.00.

Nancy Enoch
Affiant

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
20th DAY OF OCTOBER, 2006.

Priscilla C Urbanek
Notary Public

MY COMMISSION EXPIRES: May 24, 2008

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CHRIS BILARDELLO **1100 Montrose Avenue** **Nashville, TN 37204**	Bank of America 900 W. Trade St 3rd floor Charlotte, NC 28255	**118-1-119**

FOR AND IN 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 **I, LISA A. BAKER, An Unmarried Person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEYED TO **CHRIS BILARDELLO**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

LAND in Davidson County, Tennessee, being Lot No. 115 on the Plan of Montrose Place, of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Lisa A. Baker by deed from David Steunebrink and wife, Pamela V. Steunebrink, of record in Instrument Number 20030303-0027470, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1100 Montrose Avenue, Nashville, Tennessee 37204

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 my hand this 20th day of October, 2006

Lisa A. Baker
LISA A. 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 LISA A. 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 the 20th day of October, 2006.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

