WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/06 10:12 2 pg
Fees:13.00 Taxes:85.10
20061120-0143552



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Elisa Charles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elisa Charles	Elisa Charles	Map 147-3-A
(NAME) 441 Harding Place Unit B-21	(NAME) 441 Harding Place Unit B-21	Parcel 37
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, **CHARLES F. BAKER AND WIFE, MARY R. BAKER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELISA CHARLES, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit B-21 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code annotated, and as established by Master Deed of record in Book 6104, page 725 as amended in Instrument #20050815-0096131, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Plat Book 5200, page 571, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Charles F. Baker and wife, Mary R. Baker, by deed from Harding Manor Associates of record in Book 6105, page 151, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 571-572, said Register's Office; and (c) Master Deed and Bylaws of record in Book 6104, page 725 and Instrument #20050815-0096131, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 441 Harding Place Unit B-21, Nashville, Tennessee 37211
(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 16 day of November, 2006.

Charles F. Baker

Mary R. 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 Charles F. Baker and Mary R. Baker, the bargainor, 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 Nashville, Tennessee this 16 day of November, 2006.

Commission expires:

Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY TENN.

Notary Public