G#20278-1
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/06 11:23 2 pgs
Fees:13.00 Taxes:462.13
20061212-0153230

STATE OF TENNESSEE:
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

DANNY L. SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/15/2010 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Lender's Title & Escrow, LLC
2670 Memorial Blvd, Suite D
Murfreesboro, Tennessee 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Baker	Bank of America	151-10-A-236.00
(NAME)	(NAME)	
7092 South Hampton Blvd	9000 Southside Blvd. STE 600	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Jacksonville, FL 32256	
(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, **Mary K. Cornelius, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Ann Baker,** 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:

Lot 85, on the plan of Phase 3, Villages of Long Hunter, PUD as shown on plat of record in Instrument Number 20030707-0093205, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Mary K. Cornelius, unmarried by Ole South Properties, Inc. Deed dated 3/22/04, filed of record on 3/31/04 at Instrument Number 20040331-0035920 in the aforesaid Register's Office.

unimproved ☐
This is improved ☒ property, known as 7092 South Hampton, Anitoch, TN 37013
(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 my hand this 8th day of December, 2006.

Mary K Cornelius
Mary K. Cornelius

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mary K. Cornelius , unmarried, the within named bargainor, 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 foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official seal this 8th day of December, 2006.

Commission expires:
5/15/2010

20061265

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public