1st

Davidson County DEEDWARR
Recvd: 02/22/07 08:06 2 pgs
Fees:13.00 Taxes:564.25
20070222-0021653

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
(615) 776-7461

#483

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Karen L. Dorroll | PHH Mortgage Corp. | Map 53-3 |
| 1400 Clarke Street | 3000 Leadenhall Road | Parcel 236 |
| Old Hickory, TN 37138 | Mount Laurel, NJ 08054 | |

**This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Thomas E. Baker, and William K. Jacobs, both unmarried,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Karen L. Dorroll, unmarried** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Section "B", Village of Old Hickory, as of record in Plat Book 1424, page 67, said Register's Office, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Thomas E. Baker, unmarried, and William K. Jacobs, unmarried, by warranty deed dated September 22, 2006 from Lela M. Greer, unmarried, of record in Instrument No. 20060925-0118364, said Register's Office.**

**This is the same description as used in the last deed of record.**

**This conveyance is subject to the following:**

1. **2007 Taxes, a lien not yet due and payable.**
2. **Permanent easement 15 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, of record in Deed Book 10142, page 856, said Register's Office.**
3. **All matters appearing of record in Plat Book 1424, page 67, said Register's Office.**

This is improved property commonly known as **1400 Clarke Street, Old Hickory, TN 37138**

**[STATE OF TENNESSEE]**
**[COUNTY OF WILLIAMSON]**

**The actual consideration or value, whichever is greater for this transfer is $152,500.00.**

Affiant

**Subscribed and sworn to before me this 15th day of February, 2007**

Notary public:

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

**My Commission Expires:** _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of **February, 2007.**

**Thomas E. Baker**

**William K. Jacobs**

**[STATE OF TENNESSEE]**
**[COUNTY OF WILLIAMSON]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas E. Baker and William K. Jacobs**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 15th day of **February, 2007.**

Notary Public

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

**My Commission Expires:** _____