State of Tennessee
County of Cheatham

This actual consideration or value – whichever is greater- is **$121,700.00.**

Affiant

Subscribed and sworn before me this 27th day of **February, 2007.**

Notary Public My Commission Expires: 3-20-10

Davidson County DEEDWARR
Recvd: 03/05/07 12:37 2 pgs
Fees:13.00 Taxes:450.29
20070305-0026802

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Jennifer R. Bierce Notary Public At Large Davidson County Tennessee

Address of New Owner(s)
Larry L. Dandy
3013 Baby Ruth ~~Land~~ Lane
Antioch, TN 37013

Improved Property known as:
3013 Baby Ruth Lane
Antioch, TN 37013

Send tax bills to: New Owner

Map 163-12-A, Parcel 7

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SHIRLEY MARTIN (FORMERLY KNOWN AS SHIRLEY M. THURMOND)

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

LARRY L. DANDY AND LANETTE C. DANDY, HUSBAND AND WIFE,

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON**County, Tennessee, more particularly described as follows:

Being Unit No. 7 of Lot 20 on the Plan of First Revision Baby Ruth Townhomes, a Horizontal Property Regime (Private Element Plat) Lots 18, 19, & 20 Baby Ruth Lane Estates, Section 2, of record in Instrument Number 20000830-0085634 and revised in Instrument Number 20020425-0051149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Said Unit No. 7 was previously shown as Unit 5 (Parcel 5) of record in Instrument Number 20000830-0085634, Register's Office for said County.

Being the same property conveyed to Shirley M. Thurmond, unmarried, by Deed from York Construction, LLC, dated 09/26/2000 of record in Instrument No. 20001006-0099431, Register's Office for Davidson County, Tennessee. Said Shirley M. Thurmond n/k/a Shirley Martin. Also see Quitclaim Deed in Instrument No. 20070305-0026801, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Instrument No. 200008300085634 and Revised in Instrument No. 200204250051149, Register's Office for said County.

Subject to Deed conveying the common area to Baby Ruth Townhomes Owners Association, Inc. of record in Instrument No. 20000906-0088102, Register's Office for said County.

Subject to Charter of Baby Ruth Townhomes Owners Association, Inc. of record in Instrument No. 20000821-0082471, and Instrument No. 200009060088100; and Instrument No. 200109210102359, Register's Office for said County.

Subject to Master Deed of record in Instrument No. 200008210082472 and Amended in Instrument No. 200009060088101, Register's Office for said County.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 27th **day of February, 2007.**

Shirley Martin

Shirley Martin

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State**, Shirley Martin,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **she** executed the within instrument for the purposes contained.

Witness my hand and official seal this 27th **day** of **February, 2007.**

My Commission Expires:

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee