WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/05/07 10:11 2 pg
Fees:13.00 Taxes:540.20

20070405-0040801

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Scott G. Baker	Countrywide Home Loans	Map 160-14-C
(NAME) 716 Fox Ridge Drive	(NAME) 7105 Corporate Drive	Parcel 16
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Plano, TX 75024	
(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, **B & D INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT G. BAKER, UNMARRIED,** 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:

A Condominium apartment in Davidson County, Tennessee, being Unit no. 716 on the Plan of Brentwood Trace Condominiums, Section Two, of record in Plat Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to B&D Investment Group, LLC, a Tennessee Limited Liability Company, by deed dated February 28, 2007 from Jeffrey W. Smiley and wife, Susan M. Smiley, of record in Instrument #20070301-0025012, said Register's Office. Previously, said property had been conveyed to Jeffrey W. Smiley and wife, Susan M. Smiley, by deed dated October 31, 1990 from Lisa A. Denney, unmarried, of record in Book 8229, page 223, re-recorded in Book 8241, page 863, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 5200, pages 376-377, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5818, page 915 and Book 5868, page 70, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 716 Fox Ridge Drive, Brentwood, Tennessee 37027

(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 3rd day of April, 2007.

B & D Investment Group, LLC

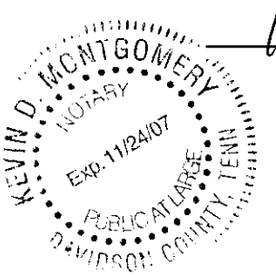
By: _____
David Allan Floyd, Jr., Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared David Allan Floyd, Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Member of B & D Investment Group, LLC the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of April, 2007.

Commission expires:



_____
Notary Public