File Box 9B
First Title & Escrow Co.,Inc.
#26427

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$100,900.00**

Affiant

Subscribed and sworn to before me this the 14th day of May, 2007.

Notary Public

My commission expires: 11-14-09

(AFFIX SEAL)

MARY ESTHER CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 14, 2009

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dan Gartley **Amy Gartley**	Allied Home Mortgage Capital	**Map 147-2A, Parcel 004.00CO**
523 Harding Place Unit A-4	310 Wilson Pike Circle	Davidson County DEEDWARR Recvd: 05/16/07 13:47 2 pgs Fees:13.00 Taxes:373.33
Nashville, TN 37211	Brentwood,TN 37027	20070516-0058668

FOR AND IN 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,

Rebecca A. Baughman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dan Gartley and wife, Amy Gartley

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 certain Condominiums in Davidson County, Tennessee, being Unit No. 4, Building A, on the Plan of The Coach House, a Condominium, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4809, page 829, as amended in Book 4813, page 964, and in Book 5100, page 894, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of The Coach House, a Condominium, of record in Book 4675, page 107, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Rebecca A. Baughman, unmarried by Deed from Amy C. Dixon, unmarried, of record in Instrument No. 20050622-0071714, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed of record in Book 4809, page 829, amended in Book 4813, page 964, and in Book 5100, page 894; and By-Laws in Book 4809, page 859, page 5100, page 897, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **523 Harding Place Unit A-4, Nashville, TN 37211**

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/our hand(s) this **14th** day of **May, 2007.**

Rebecca A. Baughman

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 **Rebecca A. Baughman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **May, 2007.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09