WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/07 13:35 2 pgs
Fees:13.00 Taxes:893.18

20070718-0085516

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 241,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2007

Notary Public: ~~Residing in Nashville~~

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PAUL F. SCHUSTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gene C. Conner	new owner	Map 126
6857 Bridgewater Drive		Group 16-OA
Nashville, TN 37221		Parcel 140

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

Tracy Baker and Phillip Baker, Wife and Husband

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gene C. Conner and wife, April J. Conner

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:

Land in Davidson County, Tennessee, being Lot No. 140, on the plan of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, of record in Instrument 20011026-0117231, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tracy Baker and Phillip Baker by deed from The Craig Company, of record in Instrument 20030626-0087729, dated June 13, 2003 and recorded June 26, 2003 said R egister's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 20011105-0121083; Instrument 20020424-0050565; Instrument 20040430-0049313; Instrument 20040506-0051985; Instrument 20050308-0025001; Instrument 30060320-0031638; Instrument 20061103-0136691; Instrument 20061214-0154502, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20011026-0117231, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6857 Bridgewater Drive, Nashville, TN 37221

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 our hands this 13th day of July, 2007.

Tracy Baker

Tracy Baker

Phillip Baker

Phillip Baker

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 Tracy Baker and Phillip Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 01/24/09

