Davidson County DEEDWARR
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Fees:13.00 Taxes:562.40

20070810-0095977

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This Instrument Prepared by:
Title Corporation of America
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615-377-0749 File No. 0707197

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$152,000.00**

Affiant

Subscribed and sworn to before me, this 7th day of August, 2007

Notary Public
My commission expires: May 7, 2011

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Renee L Erickson 314 Summit Ridge Cir Nashville, TN 37215	NEW OWNER	131 05 0B 314.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **William W. Baker, Jr., an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Renee L Erickson a single woman,** hereinafter called the Grantee, her heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

BEING APARTMENT UNIT NO. 314 OF FOUR SEASONS CONDOMINIUM CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD AT BOOK 6841, PAGE 349, AS AMENDED AT BOOK 6847, PAGE 122 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED AT EXHIBIT "B", AND SAID UNIT AS SHOWN ON EXHIBIT "D" TO SAID MASTER DEED, AND AS SHOWN ON THE PLAT AT BOOK 5050, PAGE 30, ALL RECORDING REFERENCES TO THE DAVIDSON COUNTY, TENNESSEE REGISTER'S OFFICE, ALL OF WHICH ARE INCORPORATED HEREIN AND REFERENCE IS HEREBY MADE TO SAME FOR A COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM W. BAKER, JR., UNMARRIED BY WARRANTY DEED FROM DARLA S. ARNOLD DATED JUNE 8TH, 2005 AND RECORDED ON JUNE 15, 2005, IN INSTRUMENT NO. 20050615-0068268, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, master deeds and amendments thereto, and all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2007 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as
314 Summit Ridge Cr, Nashville, Tennessee 37215

*Init*_____

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, William W. Baker, Jr, sign this Warranty Deed on this the 7th day of August, 2007.

William W. Baker, Jr

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 **William W. Baker, Jr,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 7th day of August, 2007.

Notary Public

My Commission Expires:

PATRICIA BALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.