WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/07 09:57 2 pgs
Fees:13.00 Taxes:434.45

20070910-0108023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,420.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: January 16, 2008

(AFFIX SEAL)

Susan B. Mann
State of Tennessee Notary Public
Williamson, County

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-5485

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Kline	David Kline	064-12-0-A 930.00 CO
(NAME)	(NAME)	
22 Middleton Street	22 Middleton Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN37210	
(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, Gregory C. Baum and wife, Sharon M. Baum, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Kline and wife, Mary Kline, 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 Unit No. 930, of Section 2, Fox Run Condominiums, of record in Book 5200, page 148, Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 5535, page 713, amended in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817 and Book 8510, Page 95, said Register's Office, and the By-Laws of record in Book 4956, page 590, amended in Book 5174, Page 609; Book 5548, Page 852; Book 5564, Page 582; Book 5895, Page 518; Book 5896, Page 1 and Book 8510, Page 100, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Section 2, Fox Run Condominiums, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Gregory C. Baum by Quitclaim Deed from Gregory C. Baum, Trustee of the Baum Family Revocable Inter Vivos Trust of record in Instrument Number 20040325-0033785 and corrected by Quitclaim Deed of record in Instrument Number 20070910-0108022 in the Register's Office of Davidson County, Tennessee.

Sharon M. Baum joins in this conveyance to relinquish any right she may have in and to the property herein described by virtue of marriage to Gregory C. Baum.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 930 Old Fountain Place, Hermitage, TN 37076
(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 our hands this 7th day of September, 2007.

Gregory C. Baum

Sharon M. Baum

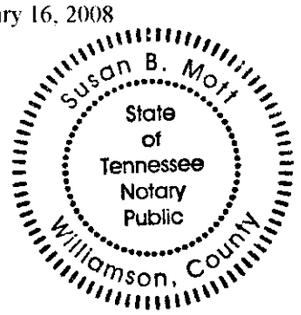
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory C. Baum and Sharon M. Baum the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of September, 2007.

Commission expires: January 16, 2008



Susan B. Mott Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027