File No. 271000038

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/14/07 10:53 2 pgs
Fees:13.00 Taxes:2368.00

20071114-0133545

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Barnabee	NEW OWNER	160-11-0A-003.00 CO
(NAME) 30 Abingdon Court	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

MY COMMISSION EXPIRES NOV 22 2010

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, Gene Baker and Mary Seeley Baker F/K/A Mary Seeley Bieker**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Barnabee**, HEREINAFTER CALLED THE GRANTEE(S), **HIS** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in ~~Williamson~~ Davidson County, Tennessee, being Lot No. 3, on the Plat of Hemmingwood, Phase I, II, III and IV, of record in Plat Book 6900, page 6, 7 and 8, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gene Baker and Mary Seeley Bieker by Warranty Deed from Arthur C. Mann and wife, Susan L. Mann, of record in Book 8818, Page 469, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Pages 6, 7, and 8, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6730, Page 329, Book 6892, Page 540, Book 6925, Page 268, Book 6948, Page 268, Book 7269, Page 387, and Book 7474, Page 205, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6704, Page 373, Book 6936, Page 894, Book 7496, Page 163, and Book 8762, Page 169, Register's Office for Davidson County, Tennessee.

Common Area of record in Book 6962, Page 404, and in Book 7207, Page 84, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention of record in Book 6728, Page 673, Register's Office for Davidson County, Tennessee.

Easement for Utility Access and Maintenance for Metro Gov't of record in Book 7597, Page 691, 695, 723 and 728, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

unimproved ☐

This is improved ☒ property, known as 30 Abingdon Court, Brentwood, TN 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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 hands this 5 day of November, 2007.

Gene Baker
Gene Baker FLDL B260-280-45-101-0 i 7-25-07 x 3-21-14

Mary Seeley Baker
Mary Seeley Baker FLDL B260-582-52-715-0 i 10-29-07 x 6-15-2014

STATE OF Florida
COUNTY OF Okaloosa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gene Baker and Mary Seeley Baker, 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 at office this 5th day of November, 2007.

Commission expires:

Mary N Rivas
Notary Public

File Number: 271080038
RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

NOTARY PUBLIC
MARY N. RIVAS
Notary Public, State of Florida
Commission# DD615147
My comm. expires Nov. 15, 2010