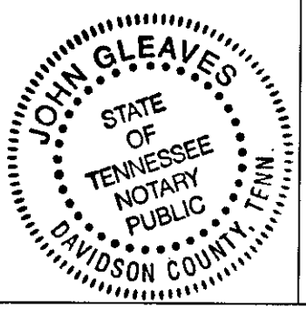
File No. 280100233

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th Day of January 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/04/08 10:44 2 pgs
Fees:13.00 Taxes:813.63

20080204-0011221

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Lee	JPMorgan Chase Bank, N.A.	Map 025-08-0-044.0
(NAME) 200 Rosehill Drive	(NAME) 5409 Maryland Way, Suite 202	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, Gregory S. Baker, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Lee, married, 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:

Tract 1: Land in Davidson County, Tennessee, being all of Lot Number 94, on the plan of Ranchwood Estates, Section 1, all of record in Book 2900, Page 125, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Tract 2: Land in the 10th Civil District of Davidson County, Tennessee, being shown as Parcel "D" on the Plan of Section Once, Ranchwood Estates, City of Goodlettsville, of record in Book 2900, Page 125, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows, to wit: Said Parcel "D" beginning at a point on the south margin of Rosehill Drive, being the Northwest corner of Lot 94; thence along the curved line of Rosehill Drive 68.70 feet to a point; thence South 20 degrees 19 minutes East 166.41 feet to a point; thence South 79 degrees 21 minutes East 198.19 feet to a point; thence South 18 degrees 34 minutes West 119.0 feet to a point being the Southeast corner of Lot Number 94; thence 355.10 feet along the East boundary line, a common line with Lot Number 94 to the beginning.

Being the same property conveyed to Gregory S. Baker by Deed dated 07/06/2007 from Residential Funding Company, LLC. fka Residential Funding Corporation of record in Deed Instrument No. 20070821-0099919, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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.

unimproved ☐

This is improved ☒ property, known as 200 Rosehill Drive, Goodlettsville, TN 37072
(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 25th Day of January 2008.

Gregory S. Baker

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kristina Michelle Baker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gregory S. Baker, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20080204-0011220, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Gregory S. Baker, under said Power of Attorney.

Witness my hand and official seal at office in Hendersonville, Tennessee, this the 1/25/2008.

My Commission Expires:
12/12/08

Notary Public

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

File Number: 280100233
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212