Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

(1)

ADDRESS NEW OWNER:
Alan Maxwell Baker
2727 Rosedale Place
Nashville, Tennessee 37211

SEND TAX BILL TO:
~~**Mortgagee**~~
New Owner

MORTGAGEE:
HA
_____
_____, _____ _____

MAP 118-3
GROUP
PARCEL 113

Davidson County DEEDWARR
Recvd: 02/19/08 12:51 2 pgs
Fees:13.00 Taxes:680.80
20080219-0015890

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rina M. Rickman, now known as Rina M. Galehouse and husband, Michael Galehouse,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Alan Maxwell Baker, an unmarried person,** hereinafter called the GRANTEE, his 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. 14 on the Plan of Phase Two, Rosedale Place, of record in Plat Book 11190, page 18, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rina M. Rickman, married by deed from Rosedale Place, LLC dated June 30, 2000 of record in Instrument no. 20000703-0066120, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **2727 Rosedale Place, Nashville, Tennessee 37211.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 hand this the **15th** day of **February, 2008.**

Rina M. Rickman Galehouse

Michael Galehouse

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rina M. Rickman Galehouse and Michael Galehouse**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of February, 2008.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $184,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day
of February, 2008.

NOTARY PUBLIC

My Commission Expires: 1-20-09

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY