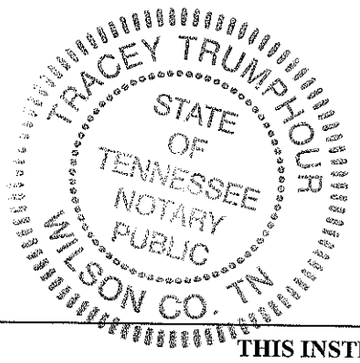
File No. 280500784

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 07/01/08 15:55 3 pgs
Fees:18.00 Taxes:991.60
20080701-0068065

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Budai	Taylor Bean & Whitaker Mortgage	
(NAME) 1029 Wyntergrace Farm Rd.	(NAME) 1417 N Magnolia Ave	MAP/PARCEL 64-8-A-44.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Ocala, FL 34475	
(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, Thomas E. Baker, an unmarried man**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Budai and Donna Budai, husband and wife**, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 31 on the Plan of MERRIT DOWNS, Section Two, as of record in Instrument No. 20030904-0128443, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas E. Baker, an unmarried man by Deed dated 1/27/2005 from Beazer Homes Corp., DBA Phillips Builders, A Tennessee Corporation of record in Instrument No. 20050201-0011486, recorded 2/1/2005, Register's Office for said County.

Utility Easement to Cumberland Utility District as shown of record in Deed Book 4910, Page 838, Register's Office for said County.

Ingress/Egress Rights Easement as shown of record in Deed Book 5699, Page 537, Register's Office for said County.

Right of Way and Drainage Easement conveyed to Metro Government as shown of record in Deed Book 8632, Page 146, Register's Office for said County.

Quitclaim Charter of Homeowner's Association for common area & open space as shown of record in Instrument No. 20040407-0039569, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20010608-0060785, Register's Office for said County.

Restated Charter of Homeowner's Association as shown of record in Instrument No. 2011127-0129417, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 20010604-0057881, 20010702-0069864, 20040330-0035673, Register's Office of said County.

By-Laws as shown of record in Instrument No. 20010608-0060786, 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 1029 Wyntergrace Farm Rd., Old Hickory, TN 37138
(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), THEIR 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), 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 my/our hands this 30th day of June, 2008.

Thomas E. Baker
Thomas E. Baker

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Thomas E. Baker, an unmarried man, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MT JULIET, Tennessee, this 6/30/2008.

My Commission Expires: 11·28·09

Tracey Trumphour
Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO. TN

File Number: 280500784

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

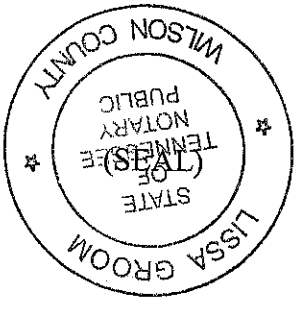
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 12/30/2008

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