THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Brian Hook
108 Yorkshire Court
Nashville, TN 37211
SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 07/11/08 10:16 2 pg
Fees:13.00 Taxes:634.18
20080711-0071276

WARRANTY DEED

(Map 161-10A-207.00-CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **GAIL ANNE HARDIN BAUER (formerly known as Gail Anne Hardin)**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **BRIAN HOOK and BRIDGETT HOOK, husband and wife**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 312, PHASE THREE, VILLAGES OF BRENTWOOD, according to plat and survey of same appearing of record in Book 6250, page 918, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Gail Anne Hardin, a single person (now married), by Warranty Deed from Douglas J. Jackson, unmarried, dated August 31, 1993, of record in Book 9071, page 305, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6250, page 918; to restrictive covenants of record in Book 6143, page 11 and amended in Book 6852, page 495 and Book 6852, page 497; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 108 Yorkshire Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2008 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

THIS property has never been the marital residence of the Grantor.

WITNESS MY HAND and signature on this the 3rd day of July, 2008.

GAIL ANNE HARDIN BAUER

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gail Anne Hardin Bauer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of July, 2008.

Notary Public

My Commission Expires: 5-25-09

(SEAL) SHEILA BEBURN Notary At Large RUTHERFORD COUNTY, TN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $171,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of July, 2008.

Notary Public

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7-2410

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