Davidson County DEEDWARR
Recvd: 08/04/08 14:56 2 pgs
Fees:13.00 Taxes:2201.50
20080804-0080172

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $595,000.00

Subscribed and sworn before me this the 28th day of July, 2008.

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Notary Public

exp- 7-24-10

WARRANTY DEED

800234

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Nancy Baker
3601 Abbott Martin Road
Nashville, TN 37215

Send tax bills to:
New Owner

Map 116-12, Parcel 131

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gavin Gossett and wife, Leif Gossett

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Nancy Baker, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 1 on the Final Plat of Wallace Lane Crossing of record as Instrument No. 20040527-0062304, Register's Office for Davidson County, Tennessee, said plan hereby referenced for a more complete legal description.

Being all of the same property conveyed to Gavin Gossett and wife, Leif Gossett by deed dated 7/5/05 from Mitchell Whitson, a Married Man of record in Instrument No. 20050719-0083765, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2008, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 3601 Abbott Martin Road, Nashville, TN, 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 GRANTEES, their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

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

Subscribed and sworn before me this the 28th day of July, 2008.

Gavin Gossett

Leif Gossett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Gavin Gossett and Leif Gossett, the bargainor(s), 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 and official seal this 28th day of July, 2008.

My commission expires:_____

Notary Public

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010