Prepared by/Return to:
American Escrow Company
131 Maple Row Blvd. E-501
Hendersonville, TN 37075

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: Map & Parcel
Jesse R. Baldwin, Jr. NEW OWNER 25-14-14
205 Hasty Drive
Goodlettsville TN 37072

****

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

Evelyn E. Rose, unmarried

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jesse R. Baldwin, Jr. and wife, Minnie D. Baldwin, as tenants by the entirety as to a one-half interest and Mindy L. Claud, unmarried, as to a one-half interest, with both interests having right of survivorship, with the remainder to the survivor in fee,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 43, on the Plan of Solitude Acres, Section Two, of record in Plat Book 4300, Page 138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James H. Rose and wife, Evelyn E. Rose by Deed, dated March 24, 1975 of record in Book 4902, Page 807, Register's Office for Davidson County, Tennessee.
James H. Rose having since died on January 21, 2009 in Davidson County, Tennessee.
This conveyance is subject to all restrictions and easements of record.

This is improved property known as 205 Hasty Drive
Goodlettsville TN 37072.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 OUR HANDS THIS 15TH DAY OF MAY 2009.

Evelyn E. Rose

Evelyn E. Rose

BILL GARRETT, Davidson County
Trans:T20090032542 DEEDWARR
Recvd: 05/18/09 10:12 2 pgs
Fees:13.00 Taxes:540.20
20090518-0045260

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, EVELYN E. ROSE, UNMARRIED, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 15TH DAY OF MAY 2009.

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00.

Evelyn E. Rose

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY 2009.

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11