BILL GARRETT, Davidson County
Trans:T20090067095 DEEDWARR
Recvd: 10/02/09 10:24 2 pgs
Fees:13.00 Taxes:1618.75
20091002-0091556

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$437,500.00.**

Carole B Baker
Affiant

Subscribed and sworn to before me, this the 30th day of September, 2009.

Notary Public

My commission expires: 11-1-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carole B. Baker	**NEW OWNER**	**131-01-H-004.00 CO**
307 Windemere Woods Drive		
Nashville, TN 37215		

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

Amber G. McAdams, an unmarried individual

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

Carole B. Baker

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

LAND in Davidson, Tennessee, being Lot No. 4 on the Revised Plat of Windemere, Phase I and II, Planned Unit Development, as of record in Plat Book 6900, Page 616, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to George H. Shearer, Jr., and wife, Amber M. Shearer by deed from Rita S. Holladay and husband, Donald B. Holladay of record in Instrument No. 20020806-0094097, Register's Office for Davidson County, Tennessee. The said George H. Shearer, Jr., an unmarried individual having quitclaimed all his rights, title and interests to Amber G. McAdams, an unmarried individual, of record in Instrument No. 20031121-0169884, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2009 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **307 Windemere Woods Drive, Nashville, TN 37215**

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 covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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/our hand(s) this 30th day of September, 2009.

Amber G. McAdams

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Amber G. McAdams, an unmarried woman**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **September, 2009.**

E Prophet

Notary Public

My Commission Expires: 11/7/2011

