Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090067787 DEEDWARR
Recvd: 10/05/09 13:41 2 pgs
Fees:13.00 Taxes:747.40
20091005-0092442

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$202,000.00.**

Affiant

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

Notary Public

My commission expires: 8-19-13
(AFFIX SEAL)

M. L. HICKERNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Cindy C. Baird** | SUNTRUST MTG. INC. | **104-09-0-K-205.00co** |
| **3818 West End Avenue, Apt. 205** | 401 COMMERCE ST. #600 | |
| **Nashville, TN 37205** | NASHVILLE TN 37219 | |

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 ACKNOWLEDGED, WE,

**Robert S. Dezube and wife, Gail K. Dezube, and Rebecca Dezube and husband, Scott Goldman**

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

**Cindy C. Baird, a married woman**

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 County, Tennessee, being Unit No. 205, The Montclair, as described in the Master Deed establishing Horizontal Property Regime of The Montclair, as of record in Book 7332, Page 380 and as amended in Book 7902, Page 113, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.**

**BEING the same property conveyed to Rebecca Dezube and Robert S. Dezube, by Warranty Deed from Joan K. Nichols and husband, Ken D. Nichols, of record in Instrument No. 20050502-0048295, Register's Office for Davidson County, Tennessee.**

**Gail K. Dezube, spouse of the above named Robert S. Dezube, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemptions.**

**Scott Goldman, spouse of the above named Rebecca Dezube, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.**

**This instrument is being executed on behalf of Robert S. Dezube and Gail K. Dezube, pursuant to a Power of Attorney executed by same on the 14th day of September, 2009, of record in Instrument No. 20091005 0092440, Register's Office for Davidson County, Tennessee.**

**This instrument is being executed on behalf of Rebecca Dezube, pursuant to a Power of Attorney executed by same on the 21st day of September, 2009, of record in Instrument No. 20091005 0092438, Register's Office for Davidson County, Tennessee.**

**This instrument is being executed on behalf of Scott Goldman, pursuant to a Power of Attorney executed by same on the 17th day of September, 2009, of record in Instrument No. 20091005 0092439, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Book 7322, Page 431, and as amended in Book 7902, Page 132, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is improved (__X__) Unimproved (____) property, known as **3818 West End Avenue, Apt. 205, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 my/our hand(s) this **30th** day of **September, 2009.**

Robert S. Dezube by Allen Huggins, atty in fact
**Robert S. Dezube by Allen Huggins, Attorney-In-Fact**

Gail K. Dezube by Allen Huggins, atty in fact
**Gail K. Dezube by Allen Huggins, Attorney-In-Fact**

Rebecca Dezube by Allen Huggins, atty in fact
**Rebecca Dezube by Allen Huggins, Attorney-In-Fact**

Scott Goldman by Allen Huggins, atty in fact
**Scott Goldman by Allen Huggins, Attorney-in-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen Huggins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Robert S. Dezube**, **Rebecca Dezube, Gail K. Dezube, and Scott Goldman,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Robert S. Dezube**, **Rebecca Dezube, Gail K. Dezube, and Scott Goldman**, for the purpose therein contained, by signing the names of **Robert S. Dezube, Rebecca Dezube, Gail K. Dezube, and Scott Goldman**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2009.

Diana Aubin
**Notary Public**

**My Commission expires:** November 28, 2011

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.