WARRANTY DEED

5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~March 20, 2010~~ July 25, 2012
(AFFIX SEAL)

CAROL L. McARTHUR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires July 25, 2012

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corrin M. Mauras	PHH Mortgage Corp.	14705016000
(NAME)	(NAME)	
4913 Salem Drive	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Monica Baker Gandy and Scott Laurence Baker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Corrin M. Mauras, an unmarried 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:

Being Lot No. 517 on the Plan of Crieve Hall Estates, Section Six, of record in Plat Book 2331, Page 1, 2, 3, Register's Office for said County.

Said Lot No. 517 fronts 90 feet on the southwesterly margin of Salem Drive and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Helen L. Baker, by deed of record in Book 6206, Page 523, Register's Office for Davidson County, Tennessee. The said Helen L. Baker having since died intestate leaving Monica Baker Gandy and Scott Laurence Baker as her sole heirs through Heirship Affidavit of record in Instrument No. 20091026-0098390, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4913 Salem Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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.

BILL GARRETT, Davidson County
Trans: T20090072386 DEEDWARR
Recvd: 10/26/09 09:05 2 pgs
Fees: 13.00 Taxes: 880.60
20091026-0098391

Witness our hands this 22nd day of October, 2009.

Monica Baker Gandy

Scott Laurence Baker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monica Baker Gandy and Scott Laurence Baker, 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 and official seal at Franklin, Tennessee this 22nd day of October, 2009.

Commission expires: ~~March 20, 2010~~
11/14/09

Notary Public

Tekitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC