07

Realty Title

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-RA-09-184

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-7-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Jamee Baldwin-Finke	Pinnacle National Bank	
184A Kenner Avenue	(NAME) 211 Commerce St, Ste. 300	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37201	116-4-38.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we VANESSA MARIE CONDO, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA JAMEE BALDWIN-FINKE, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY HALF OF LOT NUMBER 25 ON THE PLAN OF KENNER MANOR COMPANY'S SECOND SUBDIVISION OF THE KENNER TRACT, OF RECORD IN BOOK 421, PAGE 100, REGISTER'S OFFICE FOR SAID COUNTY. SAID NORTHERLY HALF OF LOT NUMBER 25 FRONTS 50 FEET ON THE EASTERLY SIDE OF KENNER AVENUE AND RUNS BACK 139.5 FEET ON THE SOUTHERLY LINE AND 143 ON THE NORTHERLY LINE TO A 10 FOOT RESERVED STRIP IN THE REAR ON WHICH IT MEASURES 50.09 FEET.

BEING THE SAME PROPERTY CONVEYED TO VANESSA MARIE CONDO BY WARRANTY DEED FROM TIM FORSMAN, UNMARRIED, RECORDED ON THE 24TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070724-0087617, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 184A Kenner Avenue, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20090073956 DEEDWARR
Recvd: 10/30/09 12:45 2 pgs
Fees:13.00 Taxes:1091.50
20091030-0100400

Witness my/our hand(s) this 26th day of October, 2009.

Vanessa Marie Condo

Vanessa Marie Condo

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vanessa Marie Condo, the within named bargainor, 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 the 26th day of October, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

~~RETURN TO:~~
~~Realty Title and Escrow~~
~~206 2nd Ave South~~
~~Nashville, TN 37212~~
~~Phone: (615)383-2008~~

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067