This Instrument Prepared By:

ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 136-14-217

Record + Return TO:
Foundation Title + Escrow
30 Burton Hills Blvd, #175
Nashville, TN 37215

NAME & ADDRESS OF NEW OWNER:
Markeela White
1011 Carla Court
Nashville, TN 37217

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20090075521 DEEDWARR
Recvd: 11/05/09 10:48 2 pgs
Fees:13.00 Taxes:356.29
20091105-0102343

WARRANTY DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, the undersigned, **RYAN P. BALDWIN AND WIFE, DONNA M. BALDWIN** "Grantor" have this day bargained and sold and do hereby transfer and convey unto **MARKEELA WHITE** "Grantees", her heirs and assigns, forever, the following described real estate situated in Rutherford County, State of Tennessee, to-wit:

BEING all of Lot No. 166-B of the Zone Lot Division of Lot Nos. 165 through 168 and 169, Harbor Gate, Section Two, according to plat and survey of same appearing of record in Plat Book 6250, page 718, amending Plat Book 6250, page 33, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Ryan P. Baldwin and wife, Donna M. Baldwin, by Warranty Deed from Damon M. McCrary, unmarried, dated April 30, 2004, appearing of record as Instrument Number 20040505-0051455, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO any and all matters shown on said plat and survey of record in Plat Book 6250, page 718 and Plat Book 6250, page 33; Restrictive Covenants of record in Book 6366, page 494; Agreement for dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5300, page 909; Agreement for dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5904, page 79 and Book 6434, page 753; Title to that portion of the premises embraced with the bounds of any roads or highways; Right of way for construction of pipeline from Herschel Hearn and wife, to Gulf Interstate Gas Co., said rights to said Agreement being conveyed to Columbia Gulf Transmission Co., by instrument of record in Book 2875, page 299 and Deed of conveyance for water main of record in Book 7382, page 800 and Book 7382, page 823 all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 1011 Carla Court Nashville, TN 37217

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the

same; and that the same is unencumbered, except for the 2009 real property taxes which have been prorated between the parties and are assumed by the Grantees.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantees with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 26th day of October, 2009

RYAN P. BALDWIN

DONNA M. BALDWIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **RYAN P. BALDWIN AND DONNA M. BALDWIN**, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 26th day of October, 2009

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 3-21-2010

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $96,295.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and ~~voluntary~~ sale.

AFFIANT

Sworn to and subscribed before me this 26th day of October, 2009

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 7-3-12