BILL GARRETT, Davidson County
Trans:T20090081511 DEEDWARR
Recvd: 12/02/09 14:48 3 pgs
Fees:18.00 Taxes:354.28
20091202-0110413

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, Tennessee 37055
CHIC 9832

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY FIVE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 ($95,750.00) DOLLARS, cash in hand paid by JONATHAN B. CRAYCRAFT, unmarried, receipt of which is hereby acknowledged, we, CALEB BAKER and wife, ASHLEE M. BAKER formerly known as ASHLEE ARNOLD, have bargained and sold, and by these presents transfer and convey unto the said JONATHAN B. CRAYCRAFT, unmarried, his heirs and assigns, a certain tract or parcel of land as follows:

BEING Apartment Unit No. 110 of Westfield Condominiums created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, Page 771, and amended in Book 6736, Page 110, and further amended in Book 6831, Page 982, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete description of such unit.

Being the same property conveyed to Caleb Baker and Ashlee Arnold by deed from LeAnne Foster Hale and husband, Kevin Hale, dated January 14, 2008, and of record at Instrument No. 20080118-0005803, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to terms and conditions of the Master Deed of record in Book 6678, Page 771; as amended in Book 6736, Page 110; and as further amended in Book 6831, Page 982; and Book 7271, Page 256, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Book 6250, Page 590; as revised in Book 6250, Page 748; and as amended in Book 6831, Page 982, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to certain easement, covenants and restrictions set forth in Book 6551, Page 988, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an easement and right-of-way regarding sewer lines, dated March 31, 1972, and of record in Book 4851, Page 918, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Agreement for Dedication of Public Utilities Easement in favor of Harpeth Valley Utilities District, and of record in Book 7803, Page 694, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Easement in favor of Harpeth Valley Utilities District, and of record in Book 6551, Page 981, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JONATHAN B. CRAYCRAFT, unmarried, his heirs and assigns, forever. And we do covenant with the said JONATHAN B. CRAYCRAFT, unmarried, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2009 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said JONATHAN B. CRAYCRAFT, unmarried, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 24TH day of November, 2009.

Caleb Baker
CALEB BAKER

Ashlee M. Baker
ASHLEE M. BAKER

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, CALEB BAKER and wife, ASHLEE M. BAKER, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 24TH day of November, 2009.

Joseph M. Barrett
NOTARY PUBLIC

JOSEPH M. BARRETT
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires July 24, 2013

My Commission Expires: July 24, 2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $95,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 27th day of November, 2009.

NOTARY PUBLIC

My Commission Expires: 05-10-12

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Tax ID: 128 13 OA 110.00

ADDRESS OF NEW OWNER:
Mr. Jonathan B. Craycraft
110 Westfield Drive
Nashville, TN 37221

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

SEND TAX BILLS TO:

New Owner

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212