THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2823 HWY 31W; SUITE 450 WHITE HOUSE, TN 37188 FILE NO. 10512	STATE OF TENNESSEE COUNTY OF ROBERTSON The actual consideration or value, whichever is greater, for the transfer is $277,500.00. Affiant Subscribed and sworn before me, this 19th day of March, 2010. Notary Public My Commission Expires: 11-4-13

Barbara S. Lamb
State of Tennessee Notary Public
Williamson County

BILL GARRETT, Davidson County
Trans:T20100016759 DEEDWARR
Recvd: 03/23/10 08:20 2 pgs
Fees:13.00 Taxes:1026.75

20100323-0021535

WARRANTY DEED

Address New Owner: NICOLAS C. PILKINGTON & WHITNEY T. PILKINGTON 4311 LEALAND LANE NASHVILLE, TN 37204	Send Tax Bills To: New Owner	Tax Information: Map/Parcel: 132-05-0/056.00

FOR AND IN CONSDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **JUSTYN BAKER and STEPHANIE BAKER, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **NICOLAS C. PILKINGTON and WHITNEY T. PILKINGTON, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Glendale Park of record in Plat Book 1130, Page 45, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justyn Baker and wife, Stephanie Baker by Quitclaim Deed from Justyn Baker, married, dated April 16, 2008 and of record in Instrument Number 20080505-0045905, Register's Office for Davidson County, Tennessee.

This is improved property known as 4311 LEALAND LANE, NASHVILLE, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 18th AM day of March, 2010.

Justyn Baker by William Quinn, atty in Fact
JUSTYN BAKER,
BY: WILLIAM QUINN,
ATTORNEY IN FACT

Stephanie Baker by William Quinn, atty in Fact
STEPHANIE BAKER,
BY: WILLIAM QUINN,
ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Sumner PM

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM QUINN, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of JUSTYN BAKER and STEPHANIE BAKER, and who acknowledged that he executed the same as the free act and deed of the said JUSTYN BAKER and STEPHANIE BAKER.

Witness my hand, at office, this 18th AM day of March, 2010.

Pamela S. Maurer
Notary Public
My Commission Expires: 1/28/14

PAMELA S. MAURER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY