THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10020102**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $882,500.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2010. SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY Notary Public My Commission Expires: 5/8/2012

BILL GARRETT, Davidson County
Trans:T20100019883 DEEDWARR
Recvd: 04/06/10 09:23 2 pgs
Fees:13.00 Taxes:3265.25

20100406-0025468

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carter Baker and Nicole Baker 3908 Wayland Dr Nashville TN 37215	New Owner	Tax Parcel ID No. 13011009700

FOR AND IN CONSIDERATION 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, **K. Michael Dugan and wife, L. Amory Dugan**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carter Baker and Nicole Baker, 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. 3 of Block "R" on the Plan of Tyne Meade, Section IV of record in Plat Book 1424, Page 25, Register's Office for said County. Said Lot No. 3 of Block "R" fronts 125 feet on the northerly margin of Wayland Drive and extends back 326 feet on the westerly line and 371.3 feet on the easterly line to a dead line in the rear, measuring 133.3 feet thereon. Being the same property conveyed to K. Michael Dugan and wife, L. Amory Dugan by Warranty Deed from Richard A. Maradik, Jr. and wife, Anne J. Maradik, recorded on the 23rd day of May, 2006 in Instrument No. 20060523-0060666, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK R, TYNE MEADE, SECTION IV, as recorded in Plat Book 1424, Page(s) 25.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3908 Wayland Dr Nashville TN 37215.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 31st day of March, 2010.

K. Michael Dugan

L. Amory Dugan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, K. Michael Dugan and L. Amory Dugan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2010.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner