THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 10-2643SB

BILL GARRETT, Davidson County
Trans:T20100023135 DEEDWARR
Recvd: 04/19/10 16:02 2 pgs
Fees:13.00 Taxes:1480.00
20100419-0029445

Property Address: 4506 Glendale Pl., Nashville, TN 37215

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **C. Carter Baker, III and wife, Nicole Baker, as Tenants by the Entirety**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Charles Turner Neal, IV and wife, Rachel Pitman Neal,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No 11, on the revise Plan of Lone Oak Heights, of record in Book 1424, page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to C. Carter Baker, III and Nicole Keller by Warranty Deed from Edwin Lewis Hillenmeyer, and wife, Marianne Bevil Hillenmeyer, dated August 16, 2004, of record in Instrument Number 20040817-0099499, said Register's Office for Davidson County, Tennessee.

Said Property was further conveyed to C. Carter Baker, III and wife, Nicole Baker, as tenants by the entirety by Quitclaim Deed dated December 28, 2004, of record in Instrument Number 20050103-0000776, said Register's Office for Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, and the following:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lone Oak Heights, as recorded in Plat Book 1424, page 2, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions recorded in Book 1488, page 131, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [**X**] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

CB
NB

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 16th day of April, 2010.

_____{Seal}
C. Carter Baker, III

_____{Seal}
Nicole Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of April, 2010, before me the undersigned officer, personally appeared C. Carter Baker, III and Nicole Baker, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SPENCER R. TALBOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission expires: 1-23-2011

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $400,000.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF APRIL, 2010.

_____
Notary Public

MY COMMISSION EXPIRES: 11/22/10

(AFFIX SEAL)

Kate Rosenthal State Of Tennessee Notary Public County of Sumner

Map/ Parcel: **131-7-93**

SEND TAX STATEMENTS TO: (New Owner)
Charles Turner Neal, IV
Rachel Pitman Neal
4506 Glendale Place
Nashville, TN 37215