WARRANTY DEED

File #10011856

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/15/2010 (AFFIX SEAL)

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaToya T. Marlowe, unmarried	Guaranty Trust Co.	164-10-0-A-233.00-CO
(NAME) 4232 Sandstone Drive	(NAME) 316 Robert Rose Dr.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jason E. Baird and wife, Delana R. Baird,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LaToya T. Marlowe, unmarried,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 154, on the Final Plat of Village Four, Summerfield, "A Cluster Lot Subdivision", as the same appears of record in Instrument No. 20030401-0042979, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Jason E. Baird and wife, Delana R. Baird by deed from Southern Home Builders, LLC, dated 10/29/04, of record in Instrument No. 20041102-0131435, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Instrument No. 20030401-0042979, said Register's Office.; Restrictive Covenants as of record in Book 11588, Page 484, amended in Book 1169, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071168 and Instrument No. 20030527-0071167, said Register's Office.; By-Laws of record in Book 11648, Page 662, amended in Instrument No. 20010504-0046261, said Register's Office.; Homeowner's Association Charter of record in Book 11648, 660, amended in Instrument No. 20010326-0028531, said Register's Office.; Quitclaim Deed to Homeowner's Association as of record in Instrument No. 20010514-0049520, said Register's Office.; Easement to BellSouth Telephone and Telegraph as of record in Book 1141, Page 327, said Register's Office.; Storm Water Detention Agreement as of record in Instrument No. 20000113-0004777, said Register's Office; Agreement for Dedication of an Easement for Sanitary Sewers and/or Storm Drainage as of record in Instrument No. 20000809-0079074, said Register's Office; Grant of Permanent Easement as of record in Instrument No. 20000824-0083643, said Register's Office; Easement as of record in Instrument No. 20000913-0091247, Instrument No. 20000913-0091248 and Instrument No. 20000913-0091249, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4232 Sandstone Drive, Antioch,TN,37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100030248 DEEDWARR
Recvd: 05/19/10 14:29 2 pgs
Fees:13.00 Taxes:554.63
20100519-0038760

Witness our hands this 6th day of May, 2010.

Jason E. Baird

Delana R. Baird

STATE OF TENNESSEE

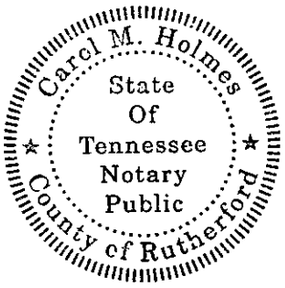
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Jason E. Baird and wife, Delana R. Baird with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 6th day of May, 2010.

Commission expires: 6/3/12

Notary Public



RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130