WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,500.00

Grant W. Comp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2010

Kristina Baker
Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Grant W. Comp	Franklin American Mortgage Co.	Parcel ID:
3013 Remington Park Lane	501 Corporate Centre Dr.	064-16-0-D-232.00CO
Hermitage, TN 37076	Franklin, TN 37067	

FOR AND IN 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

Scott Baker and wife, Kristina Baker

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Grant W. Comp and wife, Brittany E. Comp

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 350, on the Plan of Section Four, Truxton Park, of record in Instrument 20020528-0064435, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Scott Baker and Kristina Baker, husband and wife, by deed from Beazer Homes Corp. dba Phillips Builders, of record in Instrument 20030226-0025287, dated February 18, 2003, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20001011-0100896 and amended in Instrument 20001030-0107559; Instrument 20010522-0052910; Instrument 20020123-0009419; Instrument 20020506-0055597; Instrument 20020718-0086907; and Instrument 20001101-0108604, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20020528-0064435; and (3) Sewer Easement of record in Instrument 20001208-0121300, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3013 Remington Park Lane, Hermitage, TN 37076

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.

Witness our hands this 27th day of May, 2010.

Scott Baker

Kristina Baker

BILL GARRETT, Davidson County
Trans:T20100032826 DEEDWARR
Recvd: 06/01/10 14:12 2 pgs
Fees:13.00 Taxes:608.65
20100601-0041943

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Baker and Kristina Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 2010.

My Commission Expires: 11/7/12

Notary Public

