Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

**Record and Return to:**
**Prepared By:**
**Chapman and Rosenthal Title, Inc.**
**3817 Bedford Avenue, Suite 140**
**Nashville, TN 37215**

39-B
File #10-1159

BILL GARRETT, Davidson County
Trans:T20100045607 DEEDWARR
Recvd: 07/26/10 14:01 2 pgs
Fees:13.00 Taxes:895.40

20100726-0058482

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven K. Michaels, Jr. and wife, Koral Michaels**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Evan M. Baines and wife, Amanda M. Baines**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lots No. 19 and 20 on the Plan of E.T. Brown's Subdivision of part of Lot No. 1 of the Cahal Plan as of record in Book 332, page 84, Register's Office for Davidson County, Tennessee.

Said Lots No. 19 and 20 together front 100.00 feet on the northerly margin of Cahal Avenue, and extend back between parallel lines 256.00 feet to an alley in the rear.

Being the same property conveyed to Steven K. Michaels, Jr. by deed from Michael P. Gallagher and wife, Bente Gallagher dated October 12, 2006 of record as Instrument No. 20061013-0127586 and by Quitclaim deed recorded as Instrument No. 20100622-0048812, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 1139 Cahal Avenue, Nashville TN, 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of July, 2010.

Steven K. Michaels, Jr.

Koral Michaels

State of Tennessee )
County of Davidson )

On this 22nd day of July, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Steven K. Michaels, Jr. and Koral Michaels, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 242,000.00.

Affiant

Sworn and subscribed before me on this the 22nd day of July, 2010.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2013

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Evan M. Baines | New Owner | 72-14-433 |
| 1139 Cahal Avenue | | |
| Nashville, TN 37206 | | |