BILL GARRETT, Davidson County
Trans:T20100046393 DEEDWARR
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20100729-0059380

**This instrument prepared by:**
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

Recording Requested by &
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# WARRANTY DEED

**TITLE OF DOCUMENT**

| **ADDRESS NEW OWNER AS FOLLOWS:** | **MAIL TAX STATEMENT TO:** | **MAP PARCEL NUMBERS:** |
|---|---|---|
| Angela R. Guy | Angela R. Guy | Map/Parcel: |
| 104 Valley Green Drive | 104 Valley Green Drive | 162.06-255 |
| Antioch, Tennessee 37013 | Antioch, Tennessee 37013 | |

76458220 PLEASE RECORD 1ST

FOR AND IN CONSIDERATION of the sum of FIFTY DOLLARS AND NO/ 100 ($50.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Christopher Wayne Baker, an unmarried man and Angela R. Guy, formerly known as Angela Renea Guy-Baker, an unmarried woman, who acquired title as husband and wife** has this day bargained and sold, and does hereby transfer and convey unto the said **Angela R. Guy, an unmarried woman**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20, ON THE PLAN OF VALLEY GREEN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGES 96 & 97, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to **Christopher Wayne Baker and Angela Renea Guy-Baker, husband and wife** by Deed from _____ of record as Document No. 20070706-0080424, said Register's Office.

The express purpose of this conveyance is to Remove Former Spouse from Title.

This is unimproved ( ) property known as 104 Valley Green Drive, Antioch, Tennessee 37013
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 15th day of June, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Christopher Wayne Baker

Christopher Wayne Baker

Angela R Guy fKA
Angela Renea Guy-Baker

Angela R. Guy, f/k/a
Angela Renea Guy-Baker

**ACKNOWLEDGMENT**

**STATE OF** Tennessee )
**COUNTY OF** DAVIDSON ) ss

Personally appeared before me, Rhonda Burgess, a Notary Public in and for said County and State, **Christopher Wayne Baker and Angela R. Guy, f/k/a Angela Renea Guy-Baker** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at 12:00 pm this 15th day of June, A.D., 2010.

**NOTARY STAMP/SEAL**

RHONDA BURGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/07/2011

Rhonda Burgess
NOTARY PUBLIC
Notary Commission Expires: 3-7-11

**AFFIDAVIT OF VALUE**

**STATE OF** TEXAS )
**COUNTY OF** TARRANT )

The actual consideration or value whichever is greater, for this transfer is $ 50.00.

Subscribed and sworn to before me this the 22nd day of July, 2010.

(Affix Seal)

Jeanette Johnson
Affiant

Shancie Bertsch
Notary Public

My Commission Expires: 05-14-2014

·U01351645·
7905 6/24/2010 76458220/1

SHANCIE BERTSCH
MY COMMISSION EXPIRES
May 14, 2014