WARRANTY DEED

R-VRES-10-1401

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00

Sarah L Baer
Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2010.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Sarah L. Baer	Bank of America, N.A.	
1401 Ordway Place	(NAME) 101 South Tryon Street	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Charlotte, NC 28255	83-9-294.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TODD A. GOREMAN, MARRIED AND TORNE WHITE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH L. BAER, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, BLOCK A, A SUBDIVISION OF THE HOLLINS HOME PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 101, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TODD A. GOREMAN, MARRIED AND TORNE WHITE, MARRIED BY WARRANTY DEED FROM CYNTHIA L. MEYER AND LAURA A. HOFFMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, RECORDED ON THE 2ND DAY OF OCTOBER, 2008 IN INSTRUMENT NO. 20081002-0100206, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE REFERENCED PROPERTY HAS NEVER BEEN THE PRIMARY MARITAL RESIDENCE OF TODD A. GOREMAN OR TORNE WHITE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 843, PAGE 101; EASEMENT FO RECORD IN BOOK 8767, PAGE 175 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1401 Ordway Place, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20100048170 DEEDWARR
Recvd: 08/05/10 08:04 2 pgs
Fees:13.00 Taxes:1324.60
20100805-0061539

Witness my/our hand(s) this 29th day of July, 2010.

TODD GOREMAN BY Torne White ATTORNEY IN FACT

Todd A. Goreman by Torne White, Attorney in Fact

Torne White

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of July, 2010, before me personally appeared Torne White to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Todd A. Goreman and who acknowledged he executed the same as the free act and deed of the said Todd A. Goreman.

Witness my hand and official seal, this the 29th day of July, 2010.

Notary Public

My Commission Expires: 5-20-10

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 29th day of July, 2010.

Notary Public

My Commission Expires: 5-20-10

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903