BILL GARRETT, Davidson County
Trans:T20100059003 DEEDWARR
Recvd: 09/20/10 13:00 2 pgs
Fees:13.00 Taxes:462.50

20100920-0074615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 17th day of September, 2010.

Notary Public

My commission expires: 7-3-2013

DUSTIN J. TESKE
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 7-3-2013
KNOX COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
4711 Trousdale Drive, Suite 120
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James V. Baker	New Owner	86-14C-40.00 CO
3911 Dodson Chapel Road # 40	Same	
Hermitage, TN 37076		

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 ACKNOWLEDGE, WE,

Jo Anne Felty, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James V. Baker , unmarried

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:

Condominium Unit in Davidson County, Tennessee, being Unit No. 40 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same as of record in Instrument No. 20011005-0108857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jo Anne Felty, a single person by Warranty Deed from Carol H. McCullough, as Personal Representative of the Estate of Mary Frances Davenport, deceased, recorded on the 3rd day of July, 2007 in Instrument No. 20070703-0079359, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same as of record in Instrument No. 20011005-0108857, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3911 Dodson Chapel Road # 40, 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 in 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 my/our hand(s) this 17 day of September, 2010.

Jo Anne Felty

STATE OF TENNESSEE)
COUNTY OF Knox)

Personally appeared before me, a Notary Public of said County and State, Jo Anne Felty , the within named Grantors, 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, at office, this 17 day of September, 2010.

Notary Public

My Commission Expires: 3-3-2013

DUSTIN J. TESKE
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 3-3-2013
KNOX COUNTY