WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brett W. Baker Sr.	Wells Fargo Bank	17601003800
(NAME)	(NAME)	
3833 Round Rock Drive	10401 Deerwood Park Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Jacksonville, FL 32256-0505	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110045469 DEEDWARR
Recvd: 07/27/11 11:09 2 pgs
Fees:13.00 Taxes:518.00
20110727-0057445

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Connie Minton Unmarried and Gaytha J Spain Married as tenants in common with right os survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brett W. Baker Sr. and Bonnet T. Baker Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County being Lot No. 93 on the Plan of Hickory Woods, Section A, of record in Plat Book 6900, Page 511, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to CONNIE MINTON, UNMARRIED AND GAYTHA J. SPAIN, MARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP by Deed from CONNIE MINTON, UNMARRIED, dated 10/08/2010 and filed for record on 10/12/2010 in Instrument No. 20101012-0081589, Register's Office for DAVIDSON County, Tennessee.

This property is not a marital residence of Gaytha J. Spain and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

All matters as set forth per Plat Book 6900, Page 511, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 9678, Page 187, said Register's Office. Said Restrictions were amended in Book 9764, Page 44, and said By-Laws were amended in Instrument No. 20001207-0120450, and Instrument No. 20010614-0062710, said Register's Office.

Rules and Regulations of record in Instrument No. 20010614-0062709, and Instrument No. 20011015-0111957, said Register's Office.

Amendment to the Rules and Regulations of record in Instrument No. 20031010-0150800, said Register's Office.

Easement of record in Book 437, Page 24, and Book 437, Page 39, said Register's Office.

Right Of Way Agreement of record in Book 5897, Page 224, and Book 5909, Page 915, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 6954, Page 24, said Register's Office.

Deed of Conveyance of record in Book 8169, Page 571, and Book 8169, Page 579, said Register's Office.

Grant of Transmission Line Easement of record in Book 9632, Page 973, said Register's Office.

Charter of record in Book 9680, Page 319, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3833 Round Rock Drive, Antioch, TN 37013

(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/or 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/or 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 29th day of June, 2011.

Connie Minton

Gaytha J Spain

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie Minton and Gaytha J Spain, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/ they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of June, 2011.

Notary Public

My Commission Expires: 11.5.2012

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122