Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0152

BILL GARRETT, Davidson County
Trans:T20110047780 DEEDWARR
Recvd: 08/04/11 15:32 3 pgs
Fees:18.00 Taxes:295.63
20110804-0060151

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF Johnson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00.

Baidwan

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 day of JULY, 2011.

KORY WAISNER
Notary Public - State of Kansas
My Appt. Expires 8/3/2014

Kory Waisner
Notary Public
Commission Expiration: 8/3/2014

ADDRESS OF NEW OWNER:
Ann Sheryl Watson
2013 Nashboro Blvd. #2013
Nashville, TN 37217

SEND TAX BILLS TO:
Cole Taylor Bank
7789 East M-36
Whitmore Lake, MI 48189

MAP-PARCEL:
135120A00700 C0

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Baljit Baidwan a 50% undivided interest and Entrust Tennessee f/b/o Baljit Baidwas IRA a 50% undivided interest

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ann Sheryl Watson, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit Number 2013 and Garage Space 2013G, in Nashboro Village Twelve Condominium, a Horizontal Property Regime, as shown by plat of record in Plat Book 4675, page 121, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Baljit Baidwan a 50% undivided interest and Entrust Tennessee f/b/o Baljit Baidwan IRA a 50% undivided interest on 09/23/2010 by deed from U.S. Bank National Association, as Successor Trustee to Bank of America, National Association, as Successor by Merger to LaSalle Bank, N.A., as Trustee for the MLMI Trust Series 2006-WMC2, recorded on 10/05/2010 in Instrument No. 20101005-0079463, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **2013 Nashboro Blvd. #2013 Nashville, TN 37217**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 successors and or our assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 28 **day of** July, **2011.**

Baljit Baidwan

Entrust Tennessee

By: William P. Gulas
Its: Authorized Representative

STATE OF KS

COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Baljit Baidwan**, 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 at ~~Nashville, Tennessee~~ Overland Park KS **this** 28 **day of July, 2011.**

KORY WAISNER
Notary Public - State of Kansas
My Appt. Expires 8/3/2014

Notary Public
Commission Expiration: 8/3/2014

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **William P. Gulas**, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Authorized Representative** of **Entrust Tennessee**, the within named bargainor, a corporation, and that he as such **Authorized Representative**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the **corporation** by **himself** as **Authorized Representative**.

Witness my hand and official seal at office this _____ day of July, 2011.

Notary Public
Commission Expiration:

Witness my hand this 28 day of July, 2011.

Entrust Tennessee

Baljit Baidwan

By: William P. Gulas
Its: Authorized Representative

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Baljit Baidwan**, 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 at Nashville, Tennessee this _____ day of July, 2011.

Notary Public
Commission Expiration:

STATE OF Alabama

COUNTY OF Shelby

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **William P. Gulas,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Authorized Representative** of **Entrust Tennessee**, the within named bargainor, a corporation, and that he as such **Authorized Representative**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the **corporation** by **himself** as **Authorized Representative**.

Witness my hand and official seal at office this 28 day of July, 2011.

Notary Public
Commission Expiration:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 2, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

NICOLE MITCHELL NOTARY PUBLIC STATE OF ALABAMA