WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,500.00

David M Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JULY, 2011.

Notary Public

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

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20110048839 DEEDWARR
Recvd: 08/10/11 08:27 2 pgs
Fees:13.00 Taxes:782.55
20110810-0061458

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Baker	Fifth Third Mortgage Company	Map 128-12-C
(NAME)	(NAME)	
1071 Woodbury Falls Drive	5001 Kingsley Drive	Parcel 81 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **LANE A. DOUGLASS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID M. BAKER AND ALLISON R. BAKER, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 1071, together with the appurtenant interest in the common elements of Woodbury Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument #20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "E" to the aforementioned Declaration, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lane A. Douglass by deed from Jessica R. Hahn of record in Instrument #20081230-0123574, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Instrument #20050216-0017693, said Register's Office; (c) restrictive covenants of record in Instrument #20060310-0028278 and Instrument #20080201-0010772, said Register's Office; and (d) easements of record in Book 5074, page 856, Book 5074, page 945, Book 8083, page 534, Book 8083, page 541, Book 8083, page 547 and Instrument #20050118-0005578, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1071 Woodbury Falls Drive, Nashville, Tennessee 37221
(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 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 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 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 hand this 25th day of July, 2011.

Lane A. Douglass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011