THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30041-04-2011** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $414,100.00. Affiant Subscribed and sworn to before me this 31st day of August, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: David Baker, Abigail Baker 4103 General Bate Drive Nashville, TN 37204	**Send Tax Bills To:** SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	**Tax Information:** Map and Parcel No.: 132 010 I 00200 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aubrey B. Harwell, Jr., Trustee and Aubrey B. Harwell, Jr., individually**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Baker and wife, Abigail Baker** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4103 General Bate Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of August, 2011.

Aubrey B. Harwell, Jr. Trustee
by Stephen C. Sexton, Atty in Fact
Aubrey B. Harwell, Jr., Trustee
BY: Stephen C. Sexton, Attorney-In-Fact

Aubrey B. Harwell, Jr.
by Stephen C. Sexton, Atty in Fact
Aubrey B. Harwell, Jr., Individually
BY: Stephen C. Sexton, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephen C. Sexton**, 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 capacities and for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Aubrey B. Harwell, Individually**, and is authorized by the said **Aubrey B. Harwell, Individually** to execute this instrument on his behalf.

Witness my hand, at office, this 31st day of August, 2011.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

My Commission Expires MAY 8, 2012

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephen C. Sexton**, 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 capacities and for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Aubrey B. Harwell, Trustee**, and is authorized by the said **Aubrey B. Harwell, Trustee** to execute this instrument on his behalf.

Witness my hand, at office, this 31st day of August, 2011.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110054190 DEEDWARR
Recvd: 09/01/11 11:41 2 pgs
Fees:13.00 Taxes:1532.17

20110901-0067849

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Rolling Meadows Manor, a condominium, established by Declaration in Instrument No. 20110125-0006931, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 119 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Aubrey B. Harwell, Jr., Trustee, by deed dated November 19, 2009, from Allen Bolander, Conservator duly court-appointed for Kathryn Lazenby, Ward, of record in Instrument No. 20091125-0108467, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated and paid.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Rolling Meadows Manor, of record in Instrument No. 20110125-0006931, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.