BILL GARRETT, Davidson County
Trans:T20110056176 DEEDWARR
Recvd: 09/12/11 08:34 2 pgs
Fees:13.00 Taxes:486.55
20110912-0070294

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$131,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9 DAY OF September, 2011
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
House Wren Properties, LLC 106 Chestnut Court Hendersonville, TN 37075	New Owner	Map & Parcel 063160C07700CO

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 acknowledged, we,

F. Mark Baker and wife, Donna P. Baker

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

House Wren Properties, LLC, a Tennessee Series limited liability company, Series No. 11-03

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 Lot No. 77 on the Plan of Hermitage Springs Estates, Section Two, Phase One, a planned unit development of record in Instrument No. 20010703-0070299 and Instrument No. 20031031-0160338, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to F. Mark Baker and wife, Donna P. Baker by Deed from Classic Homes BOS, LP dated April 19, 2005 of record in Instrument Number 20050425-0045557, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20010703-0070299 and Instrument No. 20031031-0160338, Register's Office for Davidson County, Tennessee.
2) Property is subject to Hermitage Springs Estates, Section Two, Phase One, a Planned Unit Development, Charter of record in Instrument No. 20010716-0075385, Amended in Instrument No. 20020128-0011789, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Instrument No. 20010712-0074536, Amended in 20030808-0113486, and Amendment in Instrument No. 20060815-0100265, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20001206-0120233 and Instrument No. 20020130-0013464, Instrument No. 20031006-0147712, Instrument No. 20031031-0160338, Instrument No. 20040226-0022056, Instrument No. 20060703-0078830, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for Sewer/Storm Drainage to Metropolitan Government in Book 10644, Page 194, said Register's Office.
4) Property is subject to easement for Right of way for watermain-maintenance to First Suburban Water Utility District in Book 8007, Page 232, 237 and 240, said Register's Office.
5) Property is subject to easement for ingress/egress to Old Hickory Blvd. to Jones and Huffines in Book 6267, Page 296 and 298, said Register's Office.
6) Property is subject to rights of others in and to the common areas.
7) Property is subject to the flowage of Betsy Branch of record in Instrument No. 20041220-0151243, said Register's Office.
8) Property is subject to right to use water from spring referred to in Deeds of record in Book 5792, Page 639, Book 5792, Page 644, Book 5792, Page 649, Book 5916, Page 717, Book 6036, Page 281, Book 5826, Page 95, Book 5826, Page 100, Book 5826, Page 105, Book 5916, Page 722, Book 6036, Page 274, in said Register's Office.
9) 2011 taxes and subsequent years.
10) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5320 Southfork Blvd., Old Hickory, TN 37138**
(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 our hand(s) this 9 day of September, 2011.

F. Mark Baker

F. Mark Baker

Donna P. Baker

Donna P. Baker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Donna P. Baker, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2011.

Donna C. Pionk

NOTARY PUBLIC

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JANUARY 9, 2012

My Commission Expires: 1-9-2012

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, F. Mark Baker with whom I am personally acquainted, (or who 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, at office, this 9 day of September, 2011.

Donna C. Pionk

NOTARY PUBLIC

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JANUARY 9, 2012

My Commission Expires: 1-9-2012

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076