THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
John R. Hartleroad, Jr
709 Waller Road
Brentwood, TN 37027
SEND TAX BILLS TO:
U.S. Bank, N.A.
1550 E American Blvd., Ste 440
Bloomington, MN 55425

BILL GARRETT, Davidson County
Trans:T20110058386 DEEDWARR
Recvd: 09/20/11 13:37 2 pgs
Fees:13.00 Taxes:1406.00
20110920-0072837

WARRANTY DEED

(Map 181-14, Parcel 2.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **STEVE BAKER and wife, GERMAINE BAKER**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JOHN R. HARTLEROAD, JR and wife, JUDY S. HARTLEROAD**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 2, Final Plat of Phase One, Bedford Forrest, according to plat and survey of same appearing of record in Plat Book 9700, page 771, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Steve Baker and wife, Germaine Baker, by Warranty Deed from Zaring Homes, Inc., dated September 27, 1999, of record in Book 11694, page 31, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 9700, page 771; to restrictive covenants of record in Book 11371, page 111; to easements of record in Book 11030, page 746, and Book 11177, page 411, all in the Register's Office for Davidson County, Tennessee; to that portion of the property lying in the 100 year flood plain; to the flow of Owl Creek; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 709 Waller Road, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2011 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 19th day of September, 2011.

STEVE BAKER

GERMAINE BAKER

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Baker and Germaine Baker, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of September, 2011.

Notary Public

My Commission Expires: **AUGUST 16, 2014**

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of September, 2011.

Notary Public

My commission expires: **AUGUST 16, 2014**

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. 20110298