WARRANTY DEED G-FCP-11-1900	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,425.00 Affiant Subscribed and sworn to before me, this 22nd DAY OF September, 2011. Notary Public MY COMMISSION EXPIRES: 7-25-12 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Ann M. Coffey	Shelter Mortgage Company, LLC	
1900 Richard Jones Road, #U-8 (ADDRESS)	4000 West Brown Deer Road (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Brown Deer, WI 53209 (CITY) (STATE) (ZIP)	117-15-A-192.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GARY C. BAKER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANN M. COFFEY, A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, UNIT U-8, GREEN HILLS TERRACE CONDOMINIUM APARTMENTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 64, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5304, PAGE 702, AMENDED IN BOOK 7841, PAGE 557, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO GARY C. BAKER BY WARRANTY DEED FROM JEFF A. SPIVEY, RECORDED ON THE 29TH DAY OF JUNE, 2010 IN INSTRUMENT NO. 20100629-0050866, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 5200, PAGE 64; BY-LAWS OF RECORD IN BOOK 5304, PAGE 745, AS AMEDED IN BOOK 9830, PAGE 181; MASTER DEED OF RECORD IN BOOK 5304, PAGE 702, AS AMENDED IN BOOK 7841, PAGE 557; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 3879, PAGE 569; AND EASEMENT OF RECORD IN BOOK 4320, PAGE 896, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1900 Richard Jones Road, #U-8, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110059603 DEEDWARR
Recvd: 09/26/11 13:47 2 pgs
Fees:13.00 Taxes:489.97
20110926-0074309

Witness my/our hand(s) this 22nd day of September, 2011.

Gary C. Baker

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 22nd day of September, 2011.

Notary Public

My Commission Expires: 5/20/14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Return to:
WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483