THIS INSTRUMENT PREPARED BY:
Ashley S. Rudy, Esq.
Rudy, Wood, Winstead & Williams, PLLC
1812 Broadway
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 22nd day of October, 2011.

Notary Public
My Commission Expires: 11/5/2014

RACHEL L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

BILL GARRETT, Davidson County
Trans:T20110066444 DEEDWARR
Recvd: 10/24/11 14:50 2 pgs
Fees:13.00 Taxes:499.50
20111024-0082650

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
David E. and Nina B. Baker 488 Pond Apple Road Clarksville, Tennessee 37043	SAME	26-6-A-3.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Douglas M. Burch ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto David E. and Nina B. Baker, husband and wife, ("Grantees"), their successors and assigns, all of his right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, PHASE 1, THE TOWNHOMES AT WINDSOR GREEN, as shown on plat of record in Plat Book 8250, Page 995, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Douglas M. Burch, unmarried by Warranty Deed from Michael H. Fleet Jr., unmarried, recorded on the 21st day of November, 2005 in Instrument No. 20051121-0140157, in the Register's Office of Davidson County, Tennessee.

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 successors and assigns, forever. Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantees that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 22 day of October 2011.

GRANTOR:

Douglas M. Burch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Douglas M. Burch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2011.

Rachel L. Powers
Notary Public

My commission expires:
11/5/2014

