Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October 2011

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael S. Baker	NEW OWNER	180030A08000CO
(NAME)	(NAME)	
609 Holt Run Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Prudential Relocation, Inc., a Colorado corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Michael S. Baker & wife, Carla K. Baker hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 42, on the Plan of Stone Creek Park, Section 2B, as shown by plat appearing of record in Plat Book 9700, Pages 793 and 794, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Prudential Relocation, Inc., a Colorado corporation by Deed from Stephen D. Weems and wife, Kathy Key Weems of record in Instrument No. 20110916-0072069, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2011, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Pages 793 and 794, Register's Office for Davidson County, Tennessee.

PUD Boundary Plat of record in Plat Book 9700, Page 266, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 10324, Page 365 and as amended in Instrument No. 20010719-0076875, Register's Office for Davidson County, Tennessee.

Charter of the Homeowner's Association of record in Book 10324, Page 358, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110068843 DEEDWARRSP
Recvd: 11/02/11 13:48 2 pgs
Fees:13.00 Taxes:950.90

20111102-0085394

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 609 Holt Run Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 17th day of October 2011.

Prudential Relocation, Inc.
By: Randall Ramirez
Its: Asst. Secretary

State of Texas
County of Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall Ramirez the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he is the Asst. Secretary of Prudential Relocation, Inc., a Colorado corporation, and who further acknowledged that she/he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of Oct. 2011.

Nicole L. Honeysette
Notary Public
My Commission Expires: 10/29/12

NICOLE L. HONEYSETTE NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-29-2012

RETURN TO:
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Brentwood, TN 37027