File No. 110964

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110073020 DEEDWARR
Recvd: 11/18/11 10:08 2 pgs
Fees:13.00 Taxes:499.50
20111118-0090276

Rebecca Campbell Notary Public State of Tennessee County of Sumner

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 THE 11TH DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 2-28-12
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Michael Weston	WR Starkey Mortgage, L.L.P.	086 10 0B 005.00 CO
(NAME) 105 Noel Cove Circle	(NAME) 5055 West Park Boulevard	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Plano, TX 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Karen A. Baker and John Michael Baker, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Michael Weston and wife, Erin J. Weston, 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 Unit No. 105 on the plan of Noel Cove Townhomes, of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

Being the same property conveyed to Karen Ashley Thomas, a single person, by deed from Hermitage Developers, Inc., a Tennessee corporation, dated June 17, 2004 and recorded on June 18, 2004 in Instrument No. 20040618-0072672, Register's Office, Davidson County, Tennessee. The said Karen Ashley Thomas has since married and is now known as Karen A. Baker. Quitclaim Deed to Karen A. Baker and John Michael Baker, wife and husband, dated June 3, 2006 and recorded on June 15, 2006 in Instrument No. 20060615-0071114, said Register's Office.

Karen A. Baker and Karen Ashley Thomas being one and the same person.

Master Deed and Declaration of Covenants, Conditions, and Restrictions for Noel Cove Townhomes Association, Inc. of record in Instrument No. 20030924-0141428, said Register's Office.

Corporate Charter of Noel Cove Townhomes Association, Inc. of record in Instrument No. 20030812-0115541, said Register's Office.

Subject Stormwater Detention Agreement of record in Instrument No. 20030617-0083356, said Register's Office.

Subject to sewer easement of record in Book 4419, page 227, said Register's Office.

Subject to utility easement of record in Book 11242, page 728, said Register's Office.

Subject to R.O.W. deed to State of Tennessee of record in Book 11629, page 240, said Register's Office.

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unimproved ☐

This is improved ☒ property, known as 105 Noel Cove Circle, Hermitage, TN 37076

(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 hands this 11th day of November, 2011.

Karen A. Baker

Karen A. Baker

John Michael Baker

John Michael Baker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen A. Baker and John Michael Baker, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of November, 2011.

Commission expires:

2/2/12

Rebecca Campbell
Notary Public
State of Tennessee
County of Sumner

Notary Public