BILL GARRETT, Davidson County
Trans:T20110075110 DEEDWARR
Recvd: 11/29/11 14:02 2 pgs
Fees:13.00 Taxes:791.80
20111129-0092756

Box 44

This instrument prepared by:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $214,000.00.

Walter P. Baird
AFFIANT

Subscribed and sworn to before me, this 29th day of November, 2011.

Notary Public

My commission expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

Address New Owner As Follows:
Walter Baird and Kathy Baird
~~2016 Stokes Lane~~ PO Box 159357
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number:
117 07 0E 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA A. SHAFER, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WALTER BAIRD AND WIFE, KATHY BAIRD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 6 on the plan of Abingdon Place, of record in Book 6250 page 110, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Laura A. Shafer, a single person, by deed from Barbara B. Sanders, now known as Barbara B. Bransford, recorded in Book 8998, page 562, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 6250, page 110, Register's Office for Davidson County, Tennessee.

2. Master Deed and By-Laws establishing a Horizontal Property Regime of Abingdon Place Condominiums, of record in Book 6357, page 360, as amended in Book 7596, page 931, Register's Office for said County.

3. Charter of Abingdon Place Homeowner's Association, Inc., of record in Book 6610, page 734, Register's Office for said County.

This is improved property known as: **2016 Stokes Lane, Nashville, TN 37215.**

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of November, 2011.

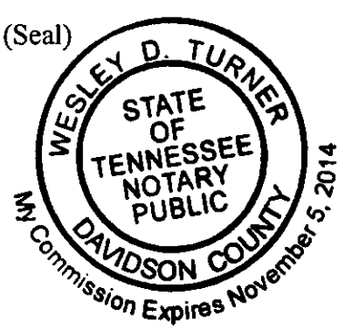
Laura A. Shafer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA A. SHAFER, unmarried**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of November, 2011

(Seal)



Notary Public

My Commission Expires: _____