WARRANTY DEED

G-VRES-11-1521

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00.

Carrie C. Burch
Affiant

Subscribed and sworn to before me, this 1st DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANIEL DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie C. Burch	Regions Bank d/b/a Regions Mortgage	
1521 Preston Drive	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Birmingham, AL 35244	72-16-179.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 THOMAS WILLIAM BAKER AND WIFE, CORLOS GRIFFITH BAKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARRIE C. BURCH, AN UNMARRIED 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, BEING LOT 73, PORTER HEIGHTS, PART TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 79, 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 THOMAS WILLIAM BAKER, UNMARRIED BY DEED FROM STEVEN M. HALL AND LESLIE CAROL BUCHANAN HALL, RECORDED ON THE 2ND DAY OF DECEMBER, 1993 IN DEED BOOK 9173, PAGE 425, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THOMAS WILLIAM BAKER HAVING SINCE MARRIED. CORLOS GRIFFITH BAKER JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARTIAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN BOOK 1424, PAGE 79 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1521 Preston Drive, Nashville, Tennessee 37206
(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:T20110077146 DEEDWARR
Recvd: 12/06/11 15:23 2 pgs
Fees:13.00 Taxes:455.10
20111206-0095261

Witness my/our hand(s) this 1st day of December, 2011.

Thomas William Baker

Corlos Griffith Baker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas William Baker and Corlos Griffith 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 1st day of December, 2011.

Notary Public

My Commission Expires: 5.20.14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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