BILL GARRETT, Davidson County
Trans:T20110081041 DEEDWARR
Recvd: 12/22/11 09:36 2 pgs
Fees:13.00 Taxes:592.00
20111222-0099959

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2011.

Notary Public
MY COMMISSION EXPIRES: 5-4-15
File No. G11-3543D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James E. Cunliffe and Karla L. Brown (NAME)	Pinnacle National Bank (NAME)	34-7-A-81
305 Harbor Village Drive (STREET ADDRESS)	150 3rd Ave S., Suite 900 (STREET ADDRESS)	Return to: Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (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 HEREBYACKNOWLEDGED, WE, **Karen L. Baker, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James E. Cunliffe and Karla L. Brown, husband and wife,** 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. 63, on the plan of the Town Homes Property Line Exhibit of Harbor Village, Phase IV, a horizontal property regime, with private elements as shown by plat of record in Instrument No. 200306110080857, Revision 1 of record in Instrument No. 200307230102986, and Second Amendment of record in Instrument No. 200501200007505 , in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Said plat prepared by R. Scott Cherry, Cherry Land Surveying, Inc., R.L.S. 1512, 622 West Iris Dr., Nashville, TN 37204.

BEING the same property conveyed to Karen L. Baker from Newmark Homes L.P., by Special Warranty Deed dated December 9, 2005, as Instrument No. 200512130149445, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Charter of Homeowner's Association of record in Instrument No. 200306110080884, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Instrument No. 200507290088636, Instrument No. 200306110080857, Instrument No. 200307230102986 and Instrument No. 200501200007505, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 305 Harbor Village Drive, Madison, TN 37115.

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. Whenever 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 my/our hand(s) this 19th day of December, 2011.

Karen L Baker
Karen L. Baker

December 19, 2011
Date

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 L. Baker, the bargainor(s), 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 19th day of December, 2011.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066