BILL GARRETT, Davidson County
Trans:T20120001876 DEEDWARR
Recvd: 01/09/12 12:35 2 pgs
Fees:13.00 Taxes:1085.95
20120109-0002169

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,500.00

Kathryn L. Morris
Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2011

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

VRE11-0909

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn L. Morris	Suntrust Mortgage, Inc.	
909 Ginger Court (ADDRESS)	201 4th Ave North/7th floor (NAME) (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	160-15-038.00

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 CAROLE BAKER JONES, F/K/A CAROLE B. SMITH AND CAROLE E. BAKER AND CAROLE E. BAKER N/K/A CAROLE BAKER JONES, SUCCESSOR TRUSTEE OF THE BAKER FAMILY TRUST DATED OCTOBER 3, 2002, AS AMENDED AND CAROLE E. BAKER, SUCCESSOR TRUSTEE OF THE BAKER FAMILY TRUST DATED OCTOBER 3, 2002, AS AMENDED (2/7%), hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHRYN L. MORRIS, unmarried 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 No. 45 on the Plan of Hearthstone, Phase 9, of record in Plat Book 6900, Page 374, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carole B. Smith by deed from Harold S. Baker and wife, Ozelia O. Baker of record in Book 9137, Page 460, in the Register's Office for Davidson County, Tennessee, dated November 2, 1993. (as to 1/7%)
Being the same property conveyed to Carole B. Smith by deed from Harold S. Baker and wife, Ozelia O. Baker of record in Book 9206, Page 569, in the Register's Office for Davidson County, Tennessee, dated January 3, 1994. (as to 1/7%)
Being the same property conveyed to Carole E. Baker by deed from Harold S. Baker and wife, Ozelia O. Baker of record in Book 10306, Page 927, in the Register's Office for Davidson County, Tennessee, dated December 31, 1996. (as to 1/7%)
Being the same property conveyed to Carole E. Baker by deed from Harold S. Baker and wife, Ozelia O. Baker of record in Book 11094, Page 23, in the Register's Office for Davidson County, Tennessee, dated April 25, 1998. (as to 1/7%)
Being the same property conveyed to Carole E. Baker by deed from Harold S. Baker and wife, Ozelia O. Baker of record in Book 11094, Page 25, in the Register's Office for Davidson County, Tennessee, dated December 24, 1997. (as to 1/7%)
Being the same property conveyed to Carole E. Baker, Successor Trustee of the Baker Family Trust dated October 3, 2002, as amended, by deed from Harold S. Baker and wife, Ozella O. Baker of record in Instrument Number 20070306-0027760, in the Register's Office for Davidson County, Tennessee, dated March 5, 2007. (as to 2/7%)

Carole Baker Jones, Carole B. Smith, Carole E. Baker are one in the same person.

Ercel Lee Jones, husband of Carole Baker Jones, joins in this conveyance for the expressed purpose of conveying any marital interest which he may have in said propery.

This conveyance is subject to A) 2011 property taxes, which have been prorated and paid by the Grantor(s) herein; B) Instruments of record in Plat Book 6900, page 374, Book 5409, page 485, Book 7302, page 92, Book 11331, page 828, Book 7053, page 982, Book 9945, page 958, Book 6995, page 646, Book 8172, page 737 and Book 8127, page 691, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 909 Ginger Court, Brentwood, Tennessee 37027

(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.

Witness my/our hand(s) this 30th day of December, 2011.

Carole Baker Jones

Carole Baker Jones

Carole E. Baker n/k/a Carole Baker Jones, Successor Trustee of the Baker Family Trust dated October 3, 2002, as amended

BY: Carole E. Baker, Trustee

Trustee

Ercel Lee Jones

Ercel Lee Jones

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of December, 2011, before me personally appeared Ercel Lee Jones and, Carole Baker Jones, f/k/a Carole B. Smith and Carole E. Baker and Carole E. Baker n/k/a Carole Baker Jones, Successor Trustee of the Baker Family Trust dated October 3, 2002, as amended and Carole E. Baker, Successor Trustee of the Baker Family Trust dated October 3, 2002, as amended (2/7%) to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of December, 2011.

Notary Public

My Commission Expires:

(SEAL)

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959