BILL GARRETT, Davidson County
Trans:T20120033737 DEEDWARR
Recvd: 05/08/12 09:18 2 pgs
Fees:13.00 Taxes:562.40

20120508-0039585

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Affiant

SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF May, 2012.

Notary Public

(Affix Seal)

My Commission Expires: Oct. 25, 2014

ESTELL IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

25357

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jon Myers	New Owner	
8231 Rossi Road		181 14 0A 060.00
Brentwood, Tennessee 37027		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER W. BAKER AND TRENTON R. BAKER, TRUSTEES OF THE JENNIFER W. BAKER LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JENNIFER W. BAKER, DATED JUNE 5, 2008, WITH FULL POWER TO SELL, TRANSFER, MORTGAGE, AND CONVEY WITHOUT SIGNATURE OF ANY BENEFICIARY**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **JON MYERS**, unmarried, hereinafter called the GRANTEE, his 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 Unit No. 60 on the Plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place in Instrument No. 200603280035297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer W. Baker and Trenton R. Baker, Trustees of The Jennifer W. Baker Living Trust, established by the Revocable Trust Agreement of Jennifer W. Baker, dated June 5, 2008 from Jennifer W. Baker of record in Instrument No.20080623-0064025, Register's Office for Davidson County, Tennessee. AND FURTHER BEING the same property conveyed to Jennifer W. Baker by deed from Trenton R. Baker of record in Instrument No. 20080613-0061031, Register's Office for Davidson County, Tennessee. AND FURTHER BEING the same property conveyed to Jennifer Baker and Trent Baker, wife and husband, by deed from Centex Homes, a Nevada General Partnershp of record in Instrument No. 20061004-0123466, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2012 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 181 14 0A 060.00

b. All matters appearing on the Plan of The Villas at Concord Place, Phase 2, attached as Exhibit A-1 to the First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200603280035297, Register's Office for Davidson County, Tennessee.

c. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 200509220114218, supplemented in Instrument No. 200603280035297, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

d. Conveyance of common areas of record in Instrument No. 200510310130768 and Instrument No. 200710170123090, Register's Office for Davidson County, Tennessee.

e. Temporary signage easement in Instrument No. 200504150042178, Register's Office for Davidson County, Tennessee.
f. Reciprocal easement agreement in Instrument No. 200504150042178, Register's Office for Davidson County, Tennessee.
g. Easements to the United States of America in Book 4424, page 967, Register's Office for Davidson County, Tennessee.
h. TVA Transmission Line Easement in Book 4424, page 967, Register's Office for Davidson County, Tennessee.
i. Agreement for Dedication of Easement for Public Utility & Drainage in Instrument No. 200512190151953, Register's Office for Davidson County, Tennessee.
j. Stormwater Detention Agreement in Instrument No. 200505050050659, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 8231 Rossi Road, Brentwood, Tennessee 37027.

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, his heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they further covenants and binds themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 4th day of May, 2012:

THE JENNIFER W. BAKER LIVING TRUST

By: _____, Trustee
Jennifer W. Baker, Trustee

By: _____, Trustee
Trenton R. Baker, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named **Jennifer W. Baker and Trenton R. Baker, as Trustees of The Jennifer W. Baker Living Trust, established by the Revocable Trust Agreement of Jennifer W. Baker, dated June 5, 2008**.the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of May, 2012.

BRENDA FRANKS HALE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires
April 28, 2013

My Commission Expires: 4/28/2013