THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***240,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20120034077 DEEDWARR
Recvd: 05/09/12 08:34 2 pgs
Fees:13.00 Taxes:888.00
20120509-0039974

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 30th day of April, 2012.

Notary Public

My Commission Expires: 8.20.13

**ADDRESS OF NEW OWNER**

Jesse Benjamin Baker
~~4419 Belmont Park Terrace~~
~~Nashville, Tennessee 37215~~
220 Hearthstone Circle
Franklin, TN 37069

**SEND TAX BILLS TO**

Jesse Benjamin Baker
220 Hearthstone Circle
Franklin, TN 37069

**MAP & PARCEL NOS.**

MAP 131-07-0
PARCEL 167.00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Thousand and 00/100 Dollars ($***240,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Mary L. Bond, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Jesse Benjamin Baker and wife, Leigh Anne Baker, and Luther Gary Waller and wife, Tracy B. Waller, as tenants in common, (hereinafter called the "GRANTEE"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2-B on the Plan of Gilbert Place, Lots 2 and 3, Zone Lot Division, of record in Plat Book 6250, page 886, 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 Mary L. Bond by Warranty Deed dated April 11, 1986, from Belle Meade Builders, Inc., a Tennessee corporation, of record in Book 6828, page 685, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4419 Belmont Park Terrace, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Gilbert Place, Lots 2 and 3, Zone Lot Division of record in Plat Book 6250, page 886, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 30th day of April, 2012.

Mary L. Bond

By: Rachel B. Conniff, Attorney in Fact
Rachel B. Conniff
Attorney in Fact

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Rachel B. Conniff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Mary L. Bond and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Mary L. Bond.

WITNESS my hand and official seal this 30th day of April, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY