Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120036930 DEEDWARR
Recvd: 05/21/12 08:16 2 pgs
Fees:13.00 Taxes:382.95
20120521-0043461

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 Rachael Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18TH DAY OF MAY, 2012. NOTARY PUBLIC MY COMMISSION EXPIRES: 07/08/15

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Michael Thuma 836 Sandburg Place Nashville, TN 37214	New owner	10808031400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOBBIE JEAN BALDWIN, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL THUMA, UNMARRIED** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 113 on the Plan of Reelfoot, Section Four, as of record in Plat Book 6250, page 678 and revised by Plat Book 6250, page 700, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bobbie Jean Baldwin, unmarried, by deed dated July 14, 2004, from Robert D. Tresider and Wife, Lucinda Tresider, recorded on July 16, 2004, as Instrument No. 20040716-0085135, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6250, page 700, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 6612, page 610, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 6991, page 121, Register's Office for Davidson County, Tennessee.

This is improved property known as: **836 Sandburg Place, Nashville, TN 37214.**

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 I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs 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 person whomsoever.

WITNESS my hand this 18th day of May, 2012.

Bobbie Jean Baldwin By Tina G. McCollom PIF
Bobbie Jean Baldwin
By: Tina G. McCollom, As-Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TINA G. MCCOLLOM**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she is the Attorney in Fact for and is authorized by the Grantor to execute this instrument on behalf of Grantor and who further acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 18th day of May, 2012

(Seal)



Notary Public

My Commission Expires: _____