WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120037663 DEEDWARR
Recvd: 05/22/12 14:36 2 pgs
Fees:13.00 Taxes:2122.02
20120522-0044427

R-GT-12-4416

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $573,520.00

Lisa D. Baldwin
Affiant

Subscribed and sworn to before me, this 18th DAY OF May, 2012.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP PARCEL NUMBERS
Lisa D. Baldwin	new owner	
3927 Hydesdale Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	058-10A-017.00CO

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, I/we WILLIAM O. BOSTICK AND WIFE, THELMA R. BOSTICK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LISA D. BALDWIN, married, 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. 5 ON THE PLAN OF ENCHANTED HILLS, ADDITION 1, OF RECORD IN INSTRUMENT NO. 20070720-0086789, 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 PART OF THE SAME PROPERTY CONVEYED TO LISA BALDWIN BEARD, UNMARRIED BY DEED FROM LINK PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20040609-0068114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 27, 2004.

BEING PART OF THE SAME PROPERTY CONVEYED TO LISA BEARD BALDWIN, MARRIED BY DEED FROM ANITA S. COLLINS AND HUSBAND, B.L. COLLINS, ET AL, OF RECORD IN INSTRUMENT NO. 20040609-0068115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 26, 2004. BEING PART OF THE SAME PROPERTY CONVEYED TO LISA BEARD BALDWIN, MARRIED BY DEED FROM LISA BEARD BALDWIN, MARRIED OF RECORD IN INSTRUMENT NO. 20040609-0068116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 7, 2004.

BEING PART OF THE SAME PROPERTY CONVEYED TO LISA BEARD BALDWIN, MARRIED BY DEED FROM ANITA S. COLLINS AND HUSBAND, B.L. COLLINS, ET AL, OF RECORD IN INSTRUMENT NO. 20040609-0068115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 26, 2004.

BEING PART OF THE SAME PROPERTY CONVEYED TO LISA BEARD BALDWIN, MARRIED BY DEED FROM LISA BEARD BALDWIN, MARRIED OF RECORD IN INSTRUMENT NO. 20040609-0068116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 7, 2004.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM O. BOSTICK AND WIFE, THELMA R. BOSTICK BY DEED FROM LISA BEARD BALDWIN OF RECORD IN INSTRUMENT NO. 20110701-0050812, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 6, 2011.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20070720-0086789; INSTRUMENT NO. 20070606-0067712, AS CORRECTED IN INSTRUMENT NO. 20070926-0114580; INSTRUMENT NO. 20060406-0039495; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4416 Sumatra Road, Nashville, Tennessee 37218
(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 18th day of May, 2012.

William O. Bostick

Thelma R. Bostick

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William O. Bostick and Thelma R. Bostick, the within named bargainor, 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 the 18th day of May, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903