Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Angelia R. Baldwin
209 Green Acres Ct.
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SWBC Mortgage Corporation
5055 Maryland Way
Brentwood, TN 37027

MAP 33-14
GROUP
PARCEL 72

BILL GARRETT, Davidson County
Trans:T20120050014 DEEDWARR
Recvd: 07/06/12 14:34 3 pgs
Fees:18.00 Taxes:1102.60
20120706-0059736

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sue B. Tomlinson, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Angelia R. Baldwin and Matthew V. Baldwin, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, a 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. 97 on the Plan of Pleasant Hills Addition, of record in Plat Book 3300, page 7, Register's Office, Davidson County, Tennessee.

Said Lot No. 97 fronts 99.9 feet on the westerly side of Green Acres Court and extends back 190 feet on the northerly line and 317.8 feet on the southerly line to a dead line which is a broken line, measuring 351.5 feet thereon.

Being the same property conveyed to Homer L. Tomlinson and wife Sue B. Tomlinson by deed from Jerry Glenn Kennedy and wife Linda Brannan Kennedy dated December 20, 1968 of record in Book 4295, page 816, Register's Office for Davidson County, Tennessee. Homer L. Tomlinson is now deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **209 Green Acres Ct., Goodlettsville, Tennessee 37072.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTOR does 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, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the 3rd day of **July, 2012.**

x Sue B Tomlinson

By: Susan L. Tomlinson AIF

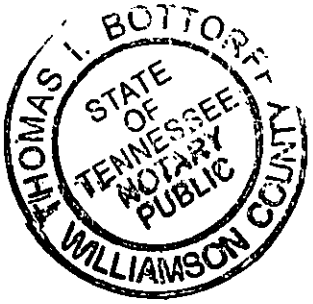
Sue B. Tomlinson, by Susan Tomlinson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Susan Tomlinson**,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Sue B. Tomlinson** and that as said Attorney in Fact she executed the within Warranty Deed for the purposes therein contained by signing the same of Sue B. Tomlinson as her free act and deed.

WITNESS my hand and official seal this 31 day of July, 2012.

Thomas I. Bottorff
NOTARY PUBLIC



My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $298,000.00.

Anglia R. Baldwin
AFFIANT

Subscribed and sworn to before me on this 31 day of July, 2012.

NOTARY PUBLIC

My Commission Expires: 11/24/2013

