

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Carmen Coates
Affiant

Subscribed and sworn to before me, this 15TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason A. Baker, a married man	Wells Fargo Bank, N.A. (NAME)	07115019900
1320 Stainback Avenue (ADDRESS)	3120.Lake Emma Road Rd:, 3rd (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Lake Mary, FL 32746 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120061592 DEEDWARR
Recvd: 08/17/12 12:38 2 pgs
Fees:13.00 Taxes:369.63
20120817-0073966

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Marcia L. Turntine NKA Marcia L. Coleman and husband, Chester Colemen, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jason A. Baker, a married man, hereinafter called the Grantees, 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 LOTS NOS. 138 AND 139 ON THE PLAN OF THE HIGHLAND LAND COMPANY'S SUBDIVISION, A PLAT OF WHICH IS OF RECORD IN PLAT BOOK 421, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID L

BEING THE SAME PROPERTY CONVEYED TO HOUSTON TURNTINE AND WIFE, MARCIA L. TURNTINE BY DEED FROM JEFFREY L. HALE AND WIFE, MARY L. HALE AND HOWARD L. CAUGHRON AND WIFE, MARGUERITE K, CAUGHRON OF RECORD IN BOOK 7619, PAGE 762, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID HOUSTON TURNTINE HAVING SINCE DIED. THE SAID MARCIA L. TURNTINE HAVING SINCE MARRIED, NOW BEING MARCIA L. COLEMAN.

CHESTER COLEMAN, SPOUSE OF MARCIA L. TURNTINE NKA MARCIA L. COLEMAN, JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONSENTING TO THE TRANSACTION AND WAIVING ANY RIGHT, CLAIM OR INTEREST OF EVERY KIND, CHARACTER AND DESCRIPTION HE MIGHT HAVE IN SAID PROPERTY, OR MAY HEREAFTER ACQUIRE, INCLUDING BUT NOT LIMITED TO HOMESTEAD, EQUITY OF REDEMPTION, ANY INTEREST IN THE REAL PROPERTY AS ALL OR PART OF AN ELECTIVE SHARE OF A SURVIVING SPOUSE, AND ANY MARITAL CLAIM, INTEREST OR RIGHT THAT MIGHT BE PROVIDED TO A SPOUSE BY THE LAWS OF THE STATE OF TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1320 Stainback Avenue, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the

WARRANTY DEED
(Continued)

forever defend the title to the said land to the said GRANTEES, 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 15th day of August, 2012.

Marcia L. Turntine NKA Marcia L. Coleman

Marcia L. Turntine NKA Marcia L. Coleman

Chester Coleman

Chester Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marcia L. Turntine Coleman NKA Marcia L. Coleman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of August, 2012.

Mary Birthright

Notary Public

My Commission Expires: 11/3/15

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chester Coleman, the herein bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of August, 2012.

Mary Birthright

Notary Public

My Commission Expires: 11/3/15

(Seal)



RETURN TO:
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