THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.

BILL GARRETT, Davidson County : 410
Trans:T20120077622 DEEDWARR
Recvd: 10/12/12 09:54 2 pgs
Fees:13.00 Taxes:2775.00

20121012-0093530

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY October 2012

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carylon Baker	NEW OWNER	MAP 130-02-0
4415 Howell Place	405 Cumberland Hills Dr	PARCEL 150.00
Nashville, TN 37205	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gene Spencer Bilbro Kennedy and Louise deVries Bilbro Connell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carylon Baker**

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. 3 on the Plat of a Subdivision of Part of Lots 10-44B-45 of Bellemead Plan No. 2, of record in Plat Book 421 page 98, said Registers office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gene D. Bilbro by deed from W.C. Bilbro of record in Book 1316 page 30, Registers office for Davidson County, Tennessee, dated January 3, 1945. The said Gene D. Bilbro died on May 23, 2011, and by her Last Will and Testament filed in Probate Docket No. 11P-932 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, devised the subject property to her daughters, Gene Spencer Bilbro Kennedy and Louise deVries Bilbro Connell.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **4415 Howell Place, Nashville, TN 37205.**

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 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 our hand(s) this the 5th day of October, 2012.

Gene Spencer Bilbro Kennedy

Gene Spencer Bilbro Kennedy

Louise deVries Bilbro Connell

Louise deVries Bilbro Connell

STATE OF FLORIDA

COUNTY OF DUVAL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gene Spencer Bilbro Kennedy** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5 day of October, 2012.

My Commission expires: 10/17/2014

RUDOLPH CARL THORWART, JR.
MY COMMISSION # EE34787
EXPIRES: October 17, 2014
Fl. Notary Discount Assoc. Co.

Notary Public

STATE OF New York

COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Louise deVries Bilbro Connell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th Day day of October, 2012.

My Commission expires: Feb. 24, 2014

W.E. Connell

W.E. Connell Notary Public