THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30864-10-2012** **RETURN TO** **Stewart Title Company** **121 First Avenue South, Suite 200** **Franklin, TN 37064** **File #** 01288-11171	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me this 2nd day of November, 2012. Notary Public My Commission Expires: Tonya Peterson State of Tennessee Notary Public Williamson County My commission expires November 21, 2012

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Melinda P. Baker, Jimmy G. Baker 6516 Brownlee Drive Nashville, TN 37205	New Owner	Map and Parcel No.: 115 100 00600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew E. Williams and wife, Jean A. Williams**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melinda P. Baker and husband, Jimmy G. Baker** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6516 Brownlee Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of November, 2012.

Matthew E. Williams

Jean A. Williams

BILL GARRETT, Davidson County
Trans:T20120085187 DEEDWARR
Recvd: 11/07/12 11:14 2 pgs
Fees:13.00 Taxes:1517.00
20121107-0102802

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Matthew E. Williams and Jean A. Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Section Two, West Meade Estates, of record in Plat Book 2900, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew E. Williams and wife, Jean A. Williams, by deed dated July 13, 2006, from Brian Carroll and wife, Portia Carroll, of record in Instrument No. 20060721-0088258, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 2900, page 118, Register's Office for Davidson County, Tennessee.