BILL GARRETT, Davidson County
Trans:T20120086901 DEEDWARR
Recvd: 11/14/12 13:27 2 pgs
Fees:13.00 Taxes:301.55
20121114-0104850

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1627

Property Address:
1128 Alandee Drive, Nashville, TN 37214
52-13-B-91

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Phyllis Ladd**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Scott Baker and Teresa Baker**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING UNIT NO. 114 ON THE CONDOMINIUM SITE PLAN, Phase II-C, SECTION 3, on the Plan of River Glen as shown by Plat Book 6900, Page 650, as amended in Plat Book 9700, Page 18 and 19, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Chelsea C. Pope, dated October 28, 1999, and recorded November 2, 1999, in the Register of Deeds for the County of Davidson, in Book 11726, at Page 207.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $81,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 9th day of November, 2012.

{Seal}
Phyllis Ladd
By: Debra Sue Ethridge, Attorney In Fact

State of Kansas
County of Johnson

On this 9 day of November, 2012, before me personally appeared Debra Sue Ethridge, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Phyllis Lorene Ladd acknowledged that such person executed the same as the free act and deed of Phyllis Lorene Ladd.

Annette Strick
Notary Public

My Commission Expires: ANNETTE STRICK My Appt. Exp. 8/25/2013

Grantor's Name, Address, Phone:
Phyllis Ladd

Grantees' Name, Address, Phone:
Scott Baker and Teresa Baker
1128 Alandee Drive
Nashville, TN

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $81,500.00

Subscribed and sworn before me this the 8th day of November, 2012

Affiant

(Affix Seal)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

Notary Public