This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Scott Baker
3228 Penn Meade Way
Nashville, TN 37214

SEND TAX BILL TO:
Owner

Tax ID **052-13-0B-334.00-CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Joseph A. Wayne and wife, Emily Wayne,** has this day bargained and sold, and does hereby transfer and convey unto **Scott Baker,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of River Glen, Planned Unit Development, Phase 7 of record in Plat at Instrument No. 20040212-0016958, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph A. Wayne and wife, Emily Wayne by Warranty Deed from Jonathan E. Ditmyer, husband and wife, Stacy L. Ditmyer of record at Instrument No. 20080522-0052707, Register's Office for Davidson County, Tennessee, dated May 16, 2008 and recorded on May 22, 2008.

This is improved property known as: **3228 Penn Meade Way, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made Subject to all matters shown on the Plan of record as Instrument Number 20040212-0016958, Register's Office of Davidson County, Tennessee. Restrictions in Book 7566, and page 571, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

BILL GARRETT, Davidson County
Trans:T20120092732 DEEDWARR
Recvd: 12/05/12 09:27 2 pgs
Fees:13.00 Taxes:440.30
20121205-0111791

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of November, 2012

Joseph A. Wayne by Maggie Claprood his attorney in fact

Joseph A. Wayne by Maggie Claprood, as attorney-in-fact, recorded in Book ~~Book~~ ⊗, ~~Page~~ ——, ~~Page~~ ——, ~~Register's Office of Wilson County~~, Tennessee.

⊗ Inst # 20121205011179 8 Davidson

Emily Wayne by Maggie Claprood her attorney in fact

Emily Wayne by Maggie Claprood, as attorney-in-fact, recorded in Book ~~Book~~ ⊗, ~~Page~~ ——, Register's Office of ~~Wilson~~ Davidson County, Tennessee.

⊗ Inst # 20121205011179 0

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of November, 2012, before me personally appeared Maggie Claprood as Attorney in Fact for Joseph A. Wayne and Emily Wayne, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the ~~same~~ to be their free act and deed of Joseph A. Wayne and Emily Wayne.

WITNESS my hand and official seal at office this 27th day of November, 2012.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

NOTARY PUBLIC

My Commission Expires: ——

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $119,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of November, 2012.

NOTARY PUBLIC

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 11-3-15

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122