BILL GARRETT, Davidson County
Trans:T20130002654 DEEDWARR
Recvd: 01/10/13 10:01 2 pgs
Fees:13.00 Taxes:562.40

20130110-0003190

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-12-525

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yashica T. Baker	Sumner Bank & Trust	
525 Castlegate Drive (ADDRESS)	967 A Grassland Place (NAME) (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	136-14-36.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCIOTO BLUE RIVER PROPERTIES, LLC , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto YASHICA T. BAKER, UNMARRIED , hereinafter called the Grantee(s), 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 LOT 36, CASTLEGATE, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 115, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM SP-VI WABASH PROPERTIES, LLC TO SCIOTO BLUE RIVER PROPERTIES, LLC AS RECORDED ON THE 8TH DAY OF OCTOBER, 2012 IN INSTRUMENT NO. 20121008-0091914 AND WARRANTY DEED FROM MARGARET F. WHITAKER, UNMARRIED TO SP-VI WABASH PROPERTIES, LLC AS RECORDED ON THE 27TH DAY OF MAY, 2010 IN INSTRUMENT NO. 20100527-0041074, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 4460, PAGE 115; RESTRICTIVE COVENANTS OF RECORD IN BOOK 4649, PAGE 295 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 525 Castlegate Drive, Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Scioto Blue River Properties, LLC

BY: _____
Mary Bea Eaton, Chief Operating Officer

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of January, 2013, before me personally appeared Mary Bea Eaton, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Operating Officer of Scioto Blue River Properties, LLC , the within named bargainor, a limited liability company, and that he/she as such Chief Operating Officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of January, 2013.

_____
Notary Public

My Commission Expires: 2-1-14

NOTARIAL SEAL
STATE OF OHIO

Deborah M. Wolfe
Notary Public, State of Ohio
My Commission Expires 02-01-2014

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903