Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cindy Baker 8033 Canonbury Drive Nolensville, TN 37135	NEW OWNER	186-4-A-14.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$291,000.00**

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2013.

Notary Public

My Commission Expires: _____
(Affix Seal)

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20130009451 DEEDWARR
Recvd: 02/04/13 12:19 2 pgs
Fees:13.00 Taxes:1076.70
20130204-0011331

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Premier Realty Trust, LLC, a Tennessee limited liabilty company, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Cindy Baker, _____ ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 199 as shown on the plan of Burkitt Place, Phase 1A, Section 1, of record in Instrument No. 20060315-0029572, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Premier Realty Trust, LLC by Special Warranty Deed from U.S. Bank, National Association, Successor Trustee, dated October 26, 2012, filed November 27, 2012, in Instrument No. 20121137-0108791, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is Improved property located at: **8033 Canonbury Drive, Nolensville, TN 37135**.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **22nd** day of **January, 2013.**

Premier Realty Trust, LLC

By: _____, member
Christopher Koch, It's Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Christopher Koch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him to be the **Member** of **Premier Realty Trust, LLC**, the within named bargainor, a Tennessee limited liability company and that he as such **Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him as **Member**.

Witness my hand and Official Seal this the **22nd** day of **January, 2013.**

_____
Notary Public

My Commission Expires: 12-03-13

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016