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. 13-1780

BILL GARRETT, Davidson County
Trans:T20130011838 DEEDWARR
Recvd: 02/12/13 08:53 2 pgs
Fees:13.00 Taxes:458.80
20130212-0014201

Property Address:
681 Dutchmans Dr., Hermitage, TN 37076
75-8-214

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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, **Rita G. Davis**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Carney M. Baker IV and Sarah Baker, Husband and Wife**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 27 ON THE PLAN OF HUNTERS HILL, SECTION 1, as shown by Plat Book 5800, Page 350, 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 Betty Jones, unmarried, dated March 1, 2010, and recorded March 3, 2010, in the Register of Deeds for the County of Davidson, as Document No. 20100303-0016063.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's 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 2013 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 $124,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $124,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of February 2013.

Notary Public

My Commission Expires: 5/5/15

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

WITNESS Grantor's hand this 1st day of February, 2013.

Rita G. Davis {Seal}
Rita G. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of February, 2013, before me the undersigned officer, personally appeared Rita G. Davis, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: _____

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

Grantor's Name, Address, Phone:
Rita G. Davis
745 Albany Drive
Hermitage, TN 37076

Grantee's Name, Address, Phone:
Carney M. Baker IV & Sarah Baker
681 Dutchmans Drive
Hermitage, TN 37076

SEND TAX STATEMENTS TO THE GRANTEE.