BILL GARRETT, Davidson County
Trans:T20130025718 DEEDWARR
Recvd: 04/01/13 11:04 2 pgs
Fees:13.00 Taxes:203.13
20130401-0031291

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

**ADDRESS NEW OWNER:**
Laura Bond
848 Cherokee Drive
Nashville, TN 37207

**SEND TAX BILL TO:**
New owner

**MAP/PARCEL 072-09-0-024.00**

# 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, **Toebaby, LLC, a Tennessee Limited Liability Company,** has this day bargained and sold, and does hereby transfer and convey unto **Laura Bond,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 38 on the Plan of Walnut Grove Subdivision of Lot 5 of the Stull Tract, of record in Plat Book 332, page 34, Register's Office for Davidson County, Tennessee.**

**Said part of Lot No. 38 fronts 50 feet on the southerly side of Cherokee Avenue and extends back 339.6 feet on the easterly line and 336.25 feet on the westerly line, to a dead line, measuring 50 feet thereon.**

**Being the same property conveyed to Toebaby, LLC, a Tennessee Limited Liability Company by Warranty Deed from Estate of Helen Juanita King by and through its Executor, Carl Myers, of record in Instrument Number 20040525-0061516, Register's Office for Davidson County, Tennessee.**

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 2013 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 any and all matters shown on the plat of record in Book 332, page 34, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**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 28th day of March, 2013.

Toebaby, LLC, a Tennessee Limited Liability Company

Patrick M. Campbell, CHIEF MANAGER

**Patrick M. Campbell, Chief Manager**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Patrick M. Campbell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Chief Manager of Toebaby, LLC, a limited liability company, and that as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

WITNESS my hand and official seals at office this 28th day of March, 2013.

NOTARY PUBLIC

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

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $54,900.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of March, 2013.

NOTARY PUBLIC

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