Davidson County DEEDWARR
Recvd: 04/05/13 13:56 2 pgs
Fees:13.00 Taxes:1424.50
20130405-0033895

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7/6/15

HALE E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-WP-13-3180

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
Sondra L. Dunn	Cornerstone Home Lending, Inc. (NAME)	
3180 Parthenon Avenue Apt. 101	1777 West Loop South #200 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Houston, TX 77027 (CITY) (STATE) (ZIP)	104-2-1-C-304.00 CO

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 SHELBY C. BAKER, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SONDRA L. DUNN, AN UNMARRIED WOMAN, 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 UNIT 104 OF WEST LEIGH TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST LEIGH TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20070504-00533848, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF WEST LEIGH TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20070504-00533848, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT. SAID UNIT WAS FORMERLY KNOWN AS UNIT 104 OF THE KINGSMONT COURT CONDOMINIUM ESTABLISHED UNDER MASTER DEED OF RECORD AS INSTRUMENT NO. 20060526-00611923, AS AMENDED AS INSTRUMENT NO. 20070504-0053846, AND SUPERCEDED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST LEIGH TOWNHOMES, OF RECORD AS INSTRUMENT NO. 20070504-00533848, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO SHELBY C. BAKER, UNMARRIED BY WARRANTY DEED FROM KINGSMONT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 5TH DAY OF MAY, 2008 IN INSTRUMENT NO. 20080505-0046042, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A.) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B.) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN, INCLUDING THOSE APPEARING IN INSTRUMENT NO. 20070504-0053848, 20070504-0053847 AND 20070504-0053849. MASTER DEED IN INSTRUMENT NO.20060526-0061923 AND 20070504-0053846. EASEMENT FOR JOINT DRIVEWAY, NO.20060628-0077218. EASEMENT FOR INGRESS/EGRESS, BOOK 4744, PAGE 385. LICENSE AGREEMENT RECORDED, NO. 20070628-0077094. APPLICATION TO COMBINE PARCELS, NO. 20060210-0016847.

unimproved ( )
This is improved (X) property, known as 3180 Parthenon Avenue ~~Apt~~ Unit 101, Nashville, Tennessee 37203
(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.

Witness my/our hand(s) this 3rd day of April, 2013.

Shelby C. Baker by William Baker, as Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared WILLIAM BAKER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHELBY C. BAKER and who acknowledged he executed the same as the free act and deed of the said SHELBY C. BAKER.

Witness my hand and official seal, this the 3rd day of April, 2013.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY