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. 13-1865

BILL GARRETT, Davidson County
Trans:T20130031489 DEEDWARR
Recvd: 04/17/13 10:24 2 pgs
Fees:13.00 Taxes:347.80
20130417-0038223

Property Address:
312 Valeria St., Nashville, TN 37210
119-3-380

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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, **Howard Luartes**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth P. Baker, unmarried**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 55 ON THE PLAN OF OVERHILL CITY AND W.H. FOX SUBDIVISION of Blocks 14, 15, 16, 20, 21, 29 and 30, Cuberland Nurseries, as shown by Plat Book 332, Page 21, 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 James G. McQuiston and wife, Cathy N. McQuiston, dated October 24, 2012, and recorded October 26, 2012, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20121026-0098201.

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 [X] is not a part of the homestead of Grantor, or [] 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 $94,000.00 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 is $94,000.00.

Subscribed and sworn before me this 12th day of April, 2013.

Affiant

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

Notary Public
My Commission Expires:

WITNESS Grantor's hand this 12th day of April, 2013.

Howard Luartes {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 12th day of April, 2013, before me the undersigned officer, personally appeared Howard Luartes, 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.

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires

Notary Public

My Commission expires: 12/6/16

Grantor's Name, Address, Phone:
Howard Luartes
617 Shenandoah Drive
Brentwood, TN 37027

Grantee's Name, Address, Phone:
Kenneth Baker
1118 Granada Ave
Nashville, TN 37206

SEND TAX STATEMENTS TO THE GRANTEE.