WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130036863 DEEDWARR
Recvd: 05/03/13 09:18 2 pgs
Fees:13.00 Taxes:229.40
20130503-0044665

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Dustin Groves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DUSTIN MORGAN GROVES	DUSTIN MORGAN GROVES	102-7-A-1.00CO
(NAME)	(NAME)	
438 ANNEX AVE.	[SAME]	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WENDOLYN MICHELLE BAKER, unmarried, SOLE RESIDUARY BENEFICIARY UNDER THE TERMS OF THE LAST WILL OF LOUISE DOBBINS BAKER, DECEASED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DUSTIN MORGAN GROVES and REBEKAH GROVES, expressly as joint tenants with rights of survivorship, not tenants in common,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment being Apartment Unit No. H-9 of West Meade Condominiums in Davidson County, Tennessee, as created under Title 66, Sections 2701 et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 5923, Page 704, as amended in Book 6277, Page 653, Book 7333, Page 415, and Book 7333, Page 418, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of West Meade Condominium Apartments, of record in Book 5200, Page 430, said Register's Office to which plan reference is made for a more complete description.

Being the same property conveyed to Louise D. Baker by deed from Franklin R. Lankford, unmarried, of record in Instrument No. 20010403-0031951, Register's Office for Davidson County, Tennessee. The said Louise D. Baker being the same person as Louise Dobbins Baker, an unmarried person, who died on November 14, 2001. Her last will was probated and administered in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 02P5, and was duly closed. Wendolyn Michelle Baker, formerly Willie Mae Baker, was the sole residuary beneficiary of her decedent mother's estate as set forth in the last will dated July 29, 1988, which is in Will Book 3050/ 561508.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/ condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.

This is the same legal description as on the previous Deed of record.

This is improved property, known as 6680 CHARLOTTE PIKE H-9, NASHVILLE, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 30th day of April, 2013:

Wendolyn Michelle Baker
WENDOLYN MICHELLE BAKER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, WENDOLYN MICHELLE BAKER the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2013:

Commission expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

Notary Public