Davidson County DEEDWARR Recvd: 05/10/13 15:19 3 pgs Fees:18.00 Taxes:536.50 **20130510-0047709**	**STATE OF TENNESSEE** **COUNTY OF** The actual consideration or value, whichever is greater, for this transfer is $145,000.00 Affiant Subscribed and sworn to before me, this 30th day of April, 2013. Notary Public My commission expires: 7/6/15 (Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonna L. Straley	~~New Owner~~ First Community Mtg	128-10
7908 Stallion Drive	275 Robert Rose Dr	31
Nashville, TN 37221	Murfreesboro TN 37129	

FOR AND IN 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 ACKNOWLEDGE, WE,

Ryan Baldridge and wife, Jennifer Baldridge and Elbert D. Baldridge, Jr. and wife, Hildegard A. Baldridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonna L. Straley, unmarried

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:

Land in DAVIDSON County, Tennessee, being Lot Number 78 on the Plan of Stacy Square Section 2, of record in Plat Book 4175, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ryan Baldridge and wife, Jennifer Baldridge and Elbert D. Baldridge, Jr. and wife, Hildegard A. Baldridge, by Warranty Deed from Clive Thomson, of record in Instrument No. 20090520-0046524, dated May 4, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4175, Page 30, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4165, Page 953, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7908 Stallion Drive, Nashville, TN 37221.

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 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 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/our hand(s) this 30th day of April, 2013.

Ryan Baldridge by: A. Scott Hubbard Attorney in fact
Ryan Baldridge
By: A. Scott Hubbard, Attorney-in-Fact

Jennifer Baldridge by: A. Scott Hubbard Attorney in fact
Jennifer Baldridge
By: A. Scott Hubbard, Attorney-in-Fact

Elbert D. Baldridge, Jr., by: A. Scott Hubbard Attorney in fact
Elbert D. Baldridge, Jr.
By: A. Scott Hubbard, Attorney-in-Fact

Hildegard A. Baldridge by: A. Scott Hubbard Attorney in fact
Hildegard A. Baldridge
By: A. Scott Hubbard, Attorney-in-Fact

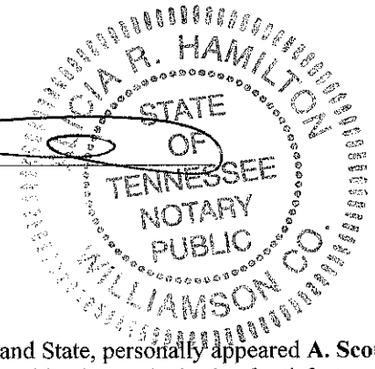
STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Ryan Bladridge and wife, Jennifer Baldridge for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Ryan Bladridge and wife, Jennifer Baldridge and is authorized by Ryan Bladridge and wife, Jennifer Baldridge to execute this instrument on his/her behalf.

Witness my hand, at office, this 30th day of April, 2013.

Notary Public

My Commission Expires: 9-23-13



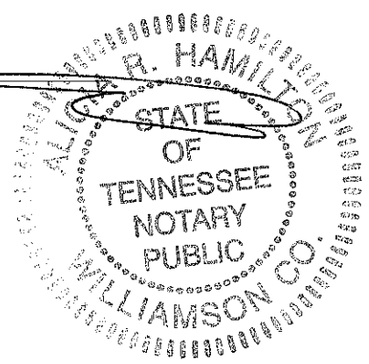
STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Elbert D. Baldridge, Jr. and wife, Hildegard A. Baldridge for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Elbert D. Baldridge, Jr. and wife, Hildegard A. Baldridge and is authorized by Elbert D. Baldridge, Jr. and wife, Hildegard A. Baldridge to execute this instrument on his/her behalf.

Witness my hand, at office, this 30th day of April, 2013.

Notary Public

My Commission Expires: 9-23-13



File #: **130242SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, Rebecca T Garland, 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.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen C Asplint

Commission Expires: 7/6/15

