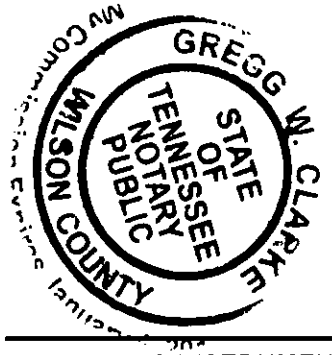
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130044393 DEEDWARR
Recvd: 05/29/13 08:19 2 pgs
Fees:13.00 Taxes:587.93

20130529-0053717



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: JAN 04 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Cairns IV	Greentree Mortgage Company, L.P.	064150A04700CO
(NAME)	(NAME)	
761 Sweetwater Circle	1000 Lincoln Dr. West Ste 5	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2041	Marlton, NJ 08053	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jack A. Baum and wife, Laura L. Baum**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Paul Cairns IV, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 23 on the plan of Section Two, Plantation Walk, of record in Plat Book 7900, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jack A. Baum and wife, Laura L. Baum by Deed from Gary A. Cerrito, a single person, dated 10/18/2004 and filed for record on 10/26/2004 in Instrument 200410260128597, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 625, Plat Book 7900, Page 858, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 9231, Page 719, as amended of record in Book 9547, Page 904, said Register's Office.

Charter of record in Book 9315, Page 723, said Register's Office.

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.

unimproved ☐

This is improved ☑ property, known as 761 Sweetwater Circle, Old Hickory, TN 37138-2041
(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/or 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/or 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 our hands this 28th day of May, 2013.

5/28/13

Jack A. Baum

Laura L. Baum

State of Tennessee
County of Wilson

Personally appeared before me Jack A. Baum and Laura L. Baum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122