Davidson County DEEDWARR
Recvd: 06/12/13 09:20 6 pgs
Fees:32.00 Taxes:0.00
20130612-0059650

WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
GARY L. BAKER LEA ANN BAKER 660 ATLANTA DRIVE HERMITAGE, TN 37076	GARY L. BAKER LEA ANN BAKER 660 ATLANTA DRIVE HERMITAGE, TN 37076

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LEA ANN BAKER, formerly known as LEA A. STEWART, and GARY L. BAKER, wife and husband (herein, "Grantor"), whose address is 660 Atlanta Drive, Hermitage, TN 37076, hereby sells, transfers and conveys to GARY L. BAKER and LEA ANN BAKER, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 660 Atlanta Drive, Hermitage, TN 37076, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 660 Atlanta Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 3 day of June, 20 13.

PIN NO: 75-8/76.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

LeaAnn Baker FKA Lea A Stewart
Lea Ann Baker, formerly known as Lea A. Stewart

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lea Ann Baker, formerly known as Lea A. Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of June, 2013.

[Affix Notary Seal]

Claudia Boyett
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-4-13

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 4, 2013

Property address: 660 Atlanta Drive, Hermitage, TN 37076

GRANTOR:

x _____

Gary L.Baker

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Gary L.Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of June, 2013.

[Affix Notary Seal]

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-4-13

My Commission Expires Nov. 4, 2013

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

Property address: 660 Atlanta Drive, Hermitage, TN 37076

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $10.00.

GRANTEE

Grantee signature X GLBaker
Gary L. Baker

Subscribed and sworn to under oath before me, this 3 day of June, 2013.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-4-13

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 4, 2013

Property address: 660 Atlanta Drive, Hermitage, TN 37076

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 365 ON THE PLAN OF SECTION SIX, TULIP GROVE, OF RECORD IN PLAT BOOK 4460, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID: 75-8/76.00

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20100405-0025015 on April 5, 2010.

PIN NO: 75-8/76.00

STREET ADDRESS:

660 Atlanta Drive, Hermitage, TN 37076

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/15/2013
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2013
PEARL RIVER COUNTY