WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130056807 DEEDWARR
Recvd: 07/03/13 12:34 2 pgs
Fees:13.00 Taxes:698.93

20130703-0069027

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $188,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/13/2016

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Gregory R. Baker	Fifth Third Mortgage Company	086140B13700CO
(NAME)	(NAME)	
3412 Parkwood Court	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cincinnati, OH 45227	
(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, **Timothy J. Fuqua and wife, Elizabeth R. Fuqua**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gregory R. Baker, an unmarried man**, 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, State of Tennessee, described as follows, to-wit: Being Lot No. 87 on the Final Plat of Fleetwood Subdivision, Phase Two, as of record in Plat Book 6900, Pages 738 & 739, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Timothy Fuqua and wife, Beth Fuqua and Samuel Joseph Fuqua and wife, Thelma Ruth Fuqua by Deed from Anthony C. Rowland and wife, Ingrid Rowland, dated 08/17/2001 and filed for record on 08/21/2001 in Instrument 20010821090227, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy J. Fuqua and wife, Elizabeth R. Fuqua by Deed from Samuel Joseph Fuqua and wife, Thelma Ruth Fuqua, dated 04/22/2003 and filed for record on 05/02/2003 in Instrument 20030520058707, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 738 and Plat Book 6900, Page 739, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 7170, Page 987, Book 7628, Page 6, and Book 7940, Page 565, said Register's Office.
By-Laws of record in Book 7171, Page 4, said Register's Office.
Stormwater Detention Agreement of record in Book 7107, Page 408, said Register's Office.
Charter of the Homeowner's Association, Inc. of record in Book 7114, Page 370, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 3412 Parkwood Court, Hermitage, TN 37076

(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 June, 2013.

Timothy J. Fuqua

Elizabeth R. Fuqua

State of Tennessee
County of Wilson

Personally appeared before me Timothy J. Fuqua and Elizabeth R. Fuqua, 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 June, 2013.

Notary Public

My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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