BILL GARRETT, Davidson County
Trans:T20130065087 DEEDWARR
Recvd: 07/30/13 14:19 2 pgs
Fees:13.00 Taxes:555.00
20130730-0079331

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ben A. Baker & Kathleen M. Baker
632 2nd Avenue South
Nashville, TN 37210

SEND TAX BILL TO:
New Owner

MAP 093
GROUP 11-0-C
PARCEL 022.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Malee A. Cherry, an unmarried person,** has this day bargained and sold, and does hereby transfer and convey unto **Ben A. Baker and wife, Kathleen M. Baker,** certain land situated in DAVIDSON County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 22 on the Plan of Rutledge House Condominiums of record in Plat Book 11700, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Rutledge House Condominiums, a horizontal property regime established by Master Deed of record in Book 11687, Page 739, said Register's Office. Said plat amends the recording of Lot 1 Rutledge Hill of record in Book 6200, Page 318, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Malee A. Cherry, an unmarried person, from Dominic P. Wekony and wife, Amy Wekony, dated August 31, 2006 and of record in Instrument No. 20060905-0108761, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 632 2nd Avenue South, Nashville, TN 37210.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for DAVIDSON County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 11700, page 26, and restrictions in Book 7084, page 983, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all DAVIDSON County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 26th day of July, 2013.

Malee A. Cherry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Malee A. Cherry,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of July, 2013.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 09/30/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of July, 2013.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 09/30/2013