WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130067540 DEEDWARR
Recvd: 08/06/13 15:35 2 pgs
Fees:13.00 Taxes:444.00

20130806-0082535

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00.**

Affiant

Subscribed and sworn to before me this the 30th day of July, 2013.

Notary Public

My commission expires: 6-20-13
(AFFIX SEAL)

NOTARY PUBLIC
Dana Meadows
My Commission Expires
August 20, 2013
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joana Valenca	Wells FARGO	**Map 117-15-0-A Parcel 165-00CO**
1900 Richard Jones Road #R-5	2701 WELLS FARGO WAY	
Nashville, TN 37215	MINNEAPOLIS, MN 55468	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Shaiya Baer and wife, Charisse Wilburn

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

Joana Valenca (also known as Joana P. Valenca)

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, Parcel No. 165 being Unit No. R-5 as specified on the Plat shown in the Master Deed, on the Plan of Green Hills Terrace, a Condominium Apartment, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Green Hills Terrace, a Condominium Apartment, of record in Book 5304, Page 702 and amended in Book 7841, page 557, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Green Hills Terrace, a Condominium Apartment, for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Book 5200, page 64, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Shaiya S. Baer, married, by Deed from Carol Ann Earle, unmarried, dated December 20, 1999, of record in Instrument No. 19991223-0306442, Register's Office for Davidson County, Tennessee.

CHARISSE Wilburn, spouse of the above named Shaiya S. Baer, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THIS instrument is being executed on behalf of Shaiya S. Baer and Charisse Wilburn, pursuant to a Power of Attorney executed by same on the 25 day of July, 2013, of record in Instrument No. 20130806-0082534, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **1900 Richard Jones Road #R-5, Nashville, TN 37215**

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 **July, 2013.**

Shaiya S. Baer, by Houston Howell, attorney-in-fact

Shaiya S. Baer by Houston Howell, Attorney-in-Fact

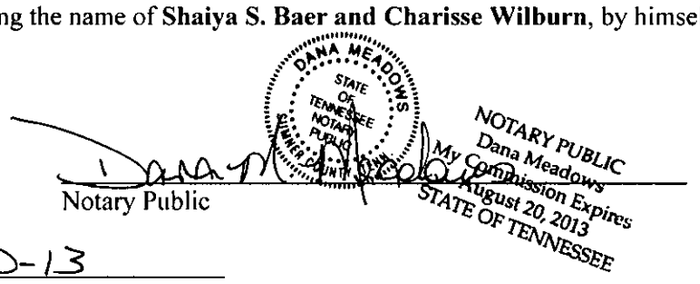
Charisse Wilburn by Houston Howell, attorney-in-fact

Charisse Wilburn by Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **30th** day of **July, 2013**, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Shaiya S. Baer and Charisse Wilburn**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Shaiya S. Baer and Charisse Wilburn**, for the purpose therein contained, by signing the name of **Shaiya S. Baer and Charisse Wilburn**, by himself as Attorney-in-Fact.

Witness my hand and official seal.



Notary Public

My commission expires: 8-20-13

Notary Public

My Commission Expires: