| { ADDRESS NEW OWNER: | { SEND TAX BILL TO: | }MAP-PARCEL NOS} |
|---|---|---|
| {Ward Ashley Baker and | {The FARMERS Bank | } |
| {Jennifer Coxe Baker | {120 VILLAGE DR. | }Map and Parcel |
| {108 HEATHER WAY | {PORTLAND TN 37148 | }118-13-0 055.00 |
| {BRENTWOOD TN 37027 | { | } |
| {This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. | | } |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Deanna Faye Hill Smith, a single person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Ward Ashley Baker, and wife, Jennifer Coxe Baker** (The "Grantees"), their heirs and/or assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat of Folger, as of record in Book 6200, page 650, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Deanna Faye Hill Smith, an unmarried woman by Warranty Deed from James Carlisle Folger and wife, Jessica Grace Speltz of record in Instrument Number 20070402-0039038, said Register's Office for Davidson County, Tennessee.

This subject real property is commonly known as 1000 Caldwell Lane, Nashville, TN 37204.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. All matters shown on the plat recorded in Book 6200, page 650, said Register's Office for Davidson County, Tennessee.

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**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $268,000.00.**

**Affiant**

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 23, 2016

**Subscribed and sworn to before me this 5th day of August, 2013.**

**Notary Public**

**My Commission Expires:** 8-23-16

BILL GARRETT, Davidson County
Trans:T20130071294 DEEDWARR
Recvd: 08/19/13 11:59 2 pgs
Fees:13.00 Taxes:991.60

20130819-0086928

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and/or assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land

in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of August, 2013.

Deanna Faye Hill Smith

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Deanna Faye Hill Smith with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of August, 2013.

Notary Public

My Commission Expires:_____

