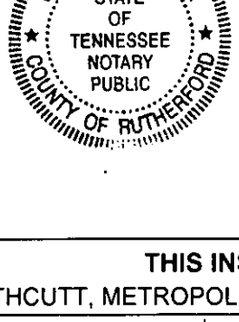
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-22-2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Vermillion Property & Design,	NEW OWNER	Parcel ID:
4205 Wallace Ln.	4205 Wallace Ln	07116032800
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Sharon Pugh, Cheryl Owens, Janice Hughes, Melanie Lillard, Tracy Houston, Gerri Baker, and Stephen Baker, Heirs of the Estate of Mamie W. Baker

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto **Vermillion Property & Design, LLC, a Tennessee Limited Liability Company** 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:

Land in Davidson County, Tennessee, being Lot No. 45 on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for said County.

Said Lot No. 45 fronts 50 feet on the northerly side of West Greenwood, formerly Edgar Avenue, and runs back between parallel lines 145 feet to an alley.

BEING the same property conveyed to Mamie W. Baker by Quitclaim Deed from Gerri Kay Baker, of record in Instrument 20111123-0091890, dated October 28, 2011, Register's Office for said County. The said Mamie W. Baker died on August 1, 2012, leaving as Sole Heirs the Grantors herein.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 332, Page 3, said Register's Office.

Power of Attorney of record in Instrument 20130820-0087585; Instrument 20130820-0087586; Instrument 20130820-0087587; Instrument 20130820-0087588; Instrument 20130820-0087589; Instrument 20130820-0087590; and Instrument _____, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 815 W. Greenwood Ave., Nashville, TN 37206

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, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20130071781 DEEDWARR
Recvd: 08/20/13 10:53 2 pgs
Fees:13.00 Taxes:260.85

Witness our hands this 16th day of August, 2013.

The Estate of Mamie W. Baker
By:

Sharon Pugh by Janice Hughes Atty In Fact
Sharon Pugh, Heir by Janice Hughes
Attorney in Fact

Cheryl Owens by Janice Hughes Atty In Fact
Cheryl Owens, Heir by Janice Hughes
Attorney in Fact

Janice Hughes
Janice Hughes, Heir

Melanie Lillard by Janice Hughes Atty In Fact
Melanie Lillard, Heir by Janice Hughes
Attorney in Fact

Tracy Houston by Janice Hughes Atty In Fact
Tracy Houston, Heir by Janice Hughes
Attorney in Fact

Gerri Baker by Janice Hughes Atty In Fact
Gerri Baker, Heir by Janice Hughes Attorney
in Fact

Stephen Baker by Janice Hughes Atty In Fact
Stephen Baker, Heir by Janice Hughes
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Hughes, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 2013.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Janice Hughes, 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 within instrument on behalf of Sharon Pugh, Cheryl Owens, Melanie Lillard, Tracy Houston, Gerri Baker, and Stephen Baker as his/her/their Attorney in Fact as the free act and deed of the within named Sharon Pugh, Cheryl Owens, Melanie Lillard, Tracy Houston, Gerri Baker, and Stephen Baker.

Witness my hand and official seal at Nashville, Tennessee the 16th day of August, 2013.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

When recorded, please return to
Realty Title and Escrow Co., Inc.
599 Sam Ridley Pkwy W Ste 100
Smyrna, TN 37167