Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Tony Baker and Iris Baker 1411- B Hawkins Street Nashville, TN 37203	SAME AS NEW OWNER	Map: 093-13-0-K Parcel: 002.00 CO
This instrument prepared by: Marshall L. Hix, Esquire, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Edgehill Partners, LLC** ("Grantor"), a Tennessee limited liability company, has bargained and sold, and hereby transfers and conveys to **Iris Baker and husband, Joseph A. Baker** ("Grantee"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1411 B on the Resubdivision of (Partition) of the Westerly Part of Lot 49, Sigler's Addition to Nashville, recorded in Plat in Instrument No. 20130305-0021701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, and being further established by the Declaration of Covenants, Conditions and Restrictions for Hawkins Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130328-0030711, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being part of the same property conveyed to Edgehill Partners, LLC by deed dated January 25, 2013 from Ronald L. Keith, unmarried, as of record in Instrument No. 20130129-0009104, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1411- B Hawkins Street, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

Any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; all matters as shown on subdivision plan of record in Instrument No. 20130305-0021701, Register's Office for Davidson County, Tennessee; Declaration of Covenants, Conditions and Restrictions for Hawkins Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130328-0030711, Register's Office for Davidson County, Tennessee; 2013 Davidson County Property Taxes, as prorated on this date and assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

BILL GARRETT, Davidson County
Trans:T20130072995 DEEDWARR
Recvd: 08/23/13 10:14 2 pgs
Fees:13.00 Taxes:1370.17
20130823-0089068

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their heirs and assigns, against the lawful claims of all persons.

EXECUTED this 16th day of August, 2013.

Edgehill Partners, LLC

By: Wm F Snyder AS MEMBER
William F. Snyder, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared William F. Snyder, 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 Member of Residential Associates, LLC, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of August, 2013.

Notary Public

My Commission Expires:
3/7/17

SHARI A THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $370,315.00.

AFFIANT

Subscribed and sworn to before me this 16th day of August, 2013.

NOTARY PUBLIC
My Commission Expires:
6/15/14

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN