**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans: T20130085212 DEEDWARR
Recvd: 10/02/13 14:01 2 pgs
Fees: 13.00 Taxes: 1258.00

20131002-0103515

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Lisa Sheppard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of September, 2013

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| J. David Baker and Wanda C. Baker | David Baker | 090 06 0 A 240.00 |
| (NAME) | (NAME) | |
| ~~301 Demonbreun Street, Unit 1604~~ | 4701 Hussey Road | |
| (ADDRESS) | (ADDRESS) | |
| ~~Nashville, TN 37201~~ | Mt. Juliet, TN 37122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I/WE, **Oliver Shalibo**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **J. David Baker and Wanda C. Baker, husband and wife**, 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:

A certain condominium apartment in the First Civil District of Nashville of Davidson County, Tennessee, known as Unit No. 1604 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

BEING the same property conveyed to Oliver Shalibo by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company dated April 23, 2008, of record in Instrument No. 20080428-0043191, Register's Office for Davidson County, Tennessee.

Upon oath, Oliver Shalibo warrants, covenants and certifies that the subject property is not his homestead as defined by Statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 301 Demonbreun Street, Unit 1604, Nashville, TN 37201

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, has 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 our hands this **24th** day of **September, 2013**

Oliver Shalibo

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Oliver Shalibo**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **September, 2013**

KAREN L. TRUSTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Notary Public

My commission expires