THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** CRT File No. 1316975	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $85,000.00. Todd D. Baker Affiant Subscribed and sworn to before me, this 28th day of October, 2013. April Anne Sampson, Notary Public In and For The State of Ohio My Commission Expires April A Sampson Notary Public My Commission Expires: Oct. 14, 2018

NOTARIAL SEAL STATE OF OHIO

BILL GARRETT, Davidson County
Trans:T20130093912 DEEDWARR
Recvd: 11/04/13 08:47 2 pgs
Fees:13.00 Taxes:314.50

20131104-0113975

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sabrina Crews 5170 Hickory Hollow Pkwy #263 ~~Nashville~~ TN 37013 Antioch	Same	Tax Parcel ID No. 16305 0B 070.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Todd Baker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sabrina Crews, an unmarried individual**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, described as follows, to-wit:
Being Lot No. 70 on the plan of Mill Park, Phase II, (Formerly Hickory Hollow Townhomes), a Horizontal Property Regime (Private Element) of record in Instrument Number 200007060066999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Todd D. Baker, unmarried by deed from NVR, Inc. T/A Ryan Homes, a Virginia Corporation, dated 09/27/2001 of record in Instrument Number 20011010-0110504, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

All matters appearing on the Plan of record in Instrument Number 200007060066999, said Register's Office.

Subject to Restrictive covenants contained in an instrument of record in Book 10719, page 425, amended in Book 11167, page 757, as supplemental Declaration Mill Park, Phase Two, of record in Instrument No. 20010712-0074528, Register's Office for Davidson County, Tennessee.

Easement for Bell South of record in Book 11378, page 991, Register's Office for Davidson County, Tennessee.

By-Laws and Articles of Incorporation of record in Book 10719, page 464 and Book 11167, page 759, Register's Office for Davidson County, Tennessee.

Subject to all matters on plats of record in Book 9700, Page 538 & 539, Register's Office for Davidson County, Tennessee.

Subject to H.O.A. Charter at Book 10719, page 419, Register's Office for Davidson County, Tennessee.

Subject to the Conveyance of Common Areas of record in Book 11221, page 249 and in Instrument No. 20010712-0074529, Register's Office for Davidson County, Tennessee.

Subject to As-Built Certificates of record in Book 11315, pages 157 & 159, Book 11674, page 536 and Book 11737, page 439, Register's Office for Davidson County, Tennessee.

This is improved property located at 5170 Hickory Hollow Pkwy #263 ~~Nashville~~ Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2013.

Todd Baker

Todd Baker

STATE OF OHIO)
COUNTY OF WASHINGTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Todd Baker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2013.

April A Sampson

Notary Public

My Commission Expires: Oct. 14, 2018

NOTARIAL SEAL STATE OF OHIO

April Anne Sampson, Notary Public
In and For The State of Ohio
My Commission Expires