WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

File No.: ALW-13-213

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis C. Hampton	Churchill Mortgage Corporation	128-13-A-213.00 CO
(NAME)	(NAME)	
213 Westfield Drive	761 Old Hickory Blvd # 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **KYLE MARK BAKER AND WIFE, AMY S. BAKER**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TRAVIS C. HAMPTON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 213 of Westfield Condominium (formerly The Hamlet), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 590, revised in Book 6250, Page 748, as amended in Book 6831, Page 982, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kyle Mark Baker, unmarried by Warranty Deed from Susan Rose Marks Peachey and husband Ryan D. Kenney, dated January 5, 2006, of record in Instrument No. 20060110-0003725, in the Register's Office of Davidson County, Tennessee. Amy S. Baker hereby joins in the conveyance to convey any marital interest she may have in the subject property.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20140002232 DEEDWARR
Recvd: 01/10/14 11:25 2 pgs
Fees:13.00 Taxes:455.10

20140110-0002784

unimproved ☐
This is improved ☒ property, known as 213 Westfield Drive, Nashville, TN 37221

(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 3rd day of January, 2014.

Kyle Mark Baker

AMY S. BAKER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kyle Mark Baker and wife, Amy S. Baker, the within named bargainors, 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, this the 3rd day of January, 2014.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171