

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $252,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2014

Notary Public

My commission expires: 12-6-16

BILL GARRETT, Davidson County
Trans:T20140008037 DEEDWARR
Recvd: 02/04/14 11:29 2 pgs
Fees:13.00 Taxes:932.40

20140204-0009817

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAYME GIBSON	New Owner	**104023A00300CO**
3200 LONG BLVD APT 3		
NASHVILLE, TN 37203		

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 ACKNOWLEDGE, WE,

PATRICIA BAINES-LAKE and NATHANIEL LAKE JR., WIFE AND HUSBAND and SHANNON LAKE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAYME GIBSON

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 Unit No 3 of the 3200 Long Boulevard Townhomes, a Condominium, as set forth in the Master Deed of record in Instrument No. 20050209-0015285, Registers Office for Davidson County Tennessee, and as shown as part of Exhibit E-1 of said Master Deed under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, et. seq.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA BAINES-LAKE, AND NATHANIEL LAKE JR., WIFE AND HUSBAND AND SHANNON LAKE, UNMARRIED, BY QUITCLAIM DEED FROM PATRICIA BAINES-LAKE, MARRIED AND SHANNON MARIE LAKE, A/K/A SHANNON LAKE UNMARRIED, DATED 06/08/2012 AND RECORDED ON 08/03/2012 IN INSTRUMENT NUMBER 20120803-0069038, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO PATRICIA BAINES-LAKE, MARRIED, AND SHANNON MARIE LAKE, UNMARRIED, BY WARRANTY DEED FROM JUDIAH HOFFMAN, MARRIED, DATED 05/18/2007 AND RECORDED ON 06/13/2007 IN INSTRUMENT NUMBER 20070613-0070975, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 3200 LONG BLVD APT 3, NASHVILLE, TN 37203.

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 in 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 my/our hand(s) this 31st day of January, 2014.

PATRICIA BAINES-LAKE

NHL by PBL Attorney in Fact
NATHANIEL LAKE JR. BY PATRICIA BAINES-LAKE AS ATTORNEY IN FACT

SHL by PBL Attorney in Fact
SHANNON LAKE BY PATRICIA BAINES-LAKE AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, PATRICIA BAINES-LAKE, the within named Grantor(s), 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, at office, this 31st day of January, 2014.

Notary Public

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7-24-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named PATRICIA BAINES-LAKE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of NATHANIEL LAKE, JR. and SHANNON LAKE, and is authorized by her to execute this instrument on their behalf by virtue of a Specific Durable Power of Attorney recorded in Book *, Page _____, and Book **, page _____ in said Register's Office.

Witness my hand and official seal at office, this 31st day of January, 2014.

* 20140204-0009815
** 20140204-0009816

Notary Public

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7-24-17