PREPARED BY (AND RETURN TO):

Davidson County DEEDWARR
Recvd: 04/22/14 14:27 3 pgs
Fees:18.00 Taxes:921.30
20140422-0033789

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53281
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ronald Dean Fields Brenda Louise Fields 104 Lakeview Drive Hamilton, GA 31811	Ronald Dean Fields Brenda Louise Fields 104 Lakeview Drive Hamilton, GA 31811

TAX MAP-PARCEL NUMBERS: 156010C00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$249,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Racheal W. Baker, married,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald Dean Fields and Brenda Louise Fields, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of East Colony at Riverbend of record in Book 7900, page 733, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Racheal W. Baker by Quitclaim Deed from Patrick F. Spruiell, dated March 14, 2014 and recorded on March 19, 2014 of record in Doc. No. 20140319-0022542, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Patrick F. Spruiell and wife, Racheal W. Spruiell by Warranty Deed from David S. Matthews and wife, Shelly K. Matthews, dated April 26, 2010 and recorded on April 28, 2010 of record in Doc. No. 20100428-0032029, Register's Office for Davidson County, Tennessee. The said Patrick F. Spruiell and Racheal W. Spruiell have since divorced. Racheal W. Spruiell is now known as Racheal W. Baker.

John C. Anderson, Jr., spouse of Racheal W. Baker, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 733, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7199, page 119, amended in, Book 9792, page 20, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 6333 Willow Oak Lane, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of April, 2014.

Racheal W. Baker

John C. Anderson, Jr.

State of TENNESSEE
County of DAVIDSON

On this 21st day of April, 2014 , before me the undersigned authority, personally appeared Racheal W. Baker and John C. Anderson, Jr. , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $249,000.00

Affiant

Sworn and subscribed before me this the 21st day of April, 2014

My Commission Expires: 03/26/2017

Notary Public

DOLLY T. PEAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

True Copy Certification

I, **Dolly T. Peay**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dolly T. Peay

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Dolly T. Peay**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: **03/28/2015**

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY