File BOX 8

BILL GARRETT, Davidson County
Trans:T20140033226 DEEDWARR
Recvd: 05/13/14 14:27 2 pgs
Fees:13.00 Taxes:1017.50
20140513-0041030

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2014. Notary Public My commission expires:_____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Whitney E. Chase	Farmington Mortgage	**Map\Parcel: 104-14-0-B-004.00CO**
104 Westwood Trace	2002 Richard Jones Rd. 300A	
Nashville, TN 37212	Nashville, TN 37215	

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,

Edward L. Baker, Jr. and wife, Pamela T. Baker

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

Whitney E. Chase

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. 4 on the Condominium Site Plan of Westwood Trace, of record in Plat Book 6200, Page 215, Register's Office for Davidson County, Tennessee, and as further shown on Exhibit "C" to the Master Deed of Westwood Trace Condominium Association, of record in Book 6522, Page 322, Book 6889, Page 711, Instrument No. 20010411-0035667, Instrument No. 20010720-0077359 and Instrument No. 20070620-0073748, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.Being the same property conveyed to Edward L. Baker, Jr. and wife, Pamela T. Baker by Warranty Deed from Lori Guimond, now Scott, married, of record in Instrument No. 20080307-0023555, Register's Office for Davidson County, Tennessee, dated February 29, 2008 and recorded on March 07, 2008. (Value of consideration shown in aforementioned deed $279,900.00.)

Being also known as 104 Westwood Trace, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 104 Westwood Trace Nashville, TN 37212.

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 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 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 12th day of May, 2014.

Edward L. Baker, Jr. by Keith Solomon, Attorney-in-fact

Edward L. Baker, Jr.
by Keith Solomon, Attorney in Fact

Pamela T. Baker by Keith Solomon, Attorney-in-fact

Pamela T. Baker
by Keith Solomon, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith Solomon** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Edward L. Baker, Jr. and wife, Pamela T. Baker** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Edward L. Baker, Jr. and wife, Pamela T. Baker** and is authorized by **Edward L. Baker, Jr. and wife, Pamela T. Baker** to execute this instrument on their behalf pursuit to Specific Limited Power of Attorney of record in Instrument No. 20140513-0041029, Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 12th day of May, 2014.

Notary Public

My Commission Expires: JESSICA F. SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-24-2017

File #: **414014**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027