BILL GARRETT, Davidson County
Trans: T20140079215 DEEDWARR
Recvd: 10/21/14 13:50 2 pgs
Fees: 13.00 Taxes: 1461.50

20141021-0097038

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $395,000.00 (Three Hundred Ninety Five Thousand).

AFFIANT

Subscribed to and sworn before me this 26th day of September, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-25-16

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Leah Umphlett and Matthew B. Umphlett 108 Heather Way Brentwood, TN 37027	New Owners	160-10-0A-006.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **WARD ASHLEY BAKER AND WIFE, JENNIFER BAKER,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LEAH UMPHLETT AND MATTHEW B. UMPHLETT, WIFE AND HUSBAND**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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, TN, BEING Lot No. 6 on the Plan of Heatherwood, of record in Book 6900, Page 897, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Ward Ashley Baker by deed from John E. Olson and wife, Carol Pierce Olson dated 12-10-08 and recorded in Instrument No. 20081212-0119728, in the Register's Office for Davidson County, Tennessee. Thence being the same property conveyed to Ward Ashley Baker and wife, Jennifer Baker by Quitclaim Deed from Ward Ashley Baker dated 2-15-12 and recorded in Instrument No. 20121109-0103665, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 108 HEATHER WAY BRENTWOOD, TN 37027

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(S), 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. Whenever 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, this 26th day of September, 2014

Ward Ashley Baker By Jennifer Baker By

Ward Ashley Baker by

Jennifer Baker by

James T. Baker, Jr. his attorney in fact

James T. Baker, his attorney in fact

His Attorney In Fact Her Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of September, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James T. Baker, Jr.**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Ward Ashley Baker and Jennifer Baker**, and acknowledged that he executed that same as the free act and deed of the said **Ward Ashley Baker and Jennifer Baker.**

WITNESS my hand and official seal this the 26th day of September, 2014.

Joyce Jordan
Notary Public

Commission Expires: 8-23-16

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

LTSR Number:

GTE File: 201409