Name and Address of New Property owner: Mr. & Mrs. James L. Baker
& Send Tax Notice to: 87 Boulton Bend Ln
Carthage TN 37030

A F F I D A V I T

STATE OF TENNESSEE
COUNTY OF SMITH

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is *$30,000.00*, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

TRACY H. WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Linda L Baker
Affiant

Subscribed & sworn to before me the 16th day of December, 2014.

Tracy H Woodard
Notary Public

My Commission expires: 3/17/15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *THIRTY THOUSAND AND NO/100 DOLLARS ($30,000.00)*, cash in hand paid, the receipt of which is hereby acknowledged; I, **CHRISTOPHER WHITEHEAD**, have bargained and sold and by these presents do transfer and convey unto **JAMES L. BAKER** and wife, **LINDA BAKER**, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 91 on the Plan of Arrowhead Estates, Section II, a plan of which is of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

BEING the same property vested in Christopher Whitehead by quit claim deed from Shannon Nicole Bishop, f/k/a Shannon Nicole Whitehead, of record in Instrument No. 20091209-0112454, Register's Office for Davidson County, Tennessee. For prior deed, see Book 11703, Page 963, Register's Office for Davidson County, Tennessee.

Possession: Date of Deed
2014 & all prior taxes paid by Grantee;
Map & Parcel: 043150243.00

THIS INSTRUMENT PREPARED BY:
BASS AND BASS, ATTORNEYS AT LAW
CARTHAGE, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140096212 DEEDWARR
Recvd: 12/23/14 15:50 2 pgs
Fees:13.00 Taxes:111.00
20141223-0117664

This conveyance is subject to the following exceptions:

1. Such matters as shown on the Plan of Arrowhead Estates, Section II, of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants of record in Book 5286, Page 406, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **JAMES L. BAKER** and wife, **LINDA BAKER**, their heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.

I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the said tract or parcel of land to the said **JAMES L. BAKER** and wife, **LINDA BAKER**, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 16th day of December, 2014.

TRACY H. WOODARD STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

CHRISTOPHER WHITEHEAD

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **CHRISTOPHER WHITEHEAD**, the bargainor, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

16th **WITNESS MY HAND** and official seal at Offices, Smith County, Tennessee, on this the day of December, 2014.

TRACY H. WOODARD STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

NOTARY PUBLIC

My commission expires: 01/17/15