WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000608 DEEDWARR
Recvd: 01/05/15 11:42 2 pgs
Fees:13.00 Taxes:413.94
20150105-0000756

J-JG-14-517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. 111,875.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary Baker	**Gary Baker**	
(NAME)	(NAME)	
1114 Sharpe Avenue	**1114 Sharpe Avenue**	**083-08-0-143.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **GERALD BURKS AND LEE ROY BURKS, WIFE AND HUSBAND** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GARY BAKER, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Rosewood Heights, Section I of record in Plat Book 2133, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 72.8 feet on the Southerly side of Rosebank Avenue and extends back 180.0 feet on the Easterly line and 175.0 feet on the Westerly line to a dead line in the rear on which it measures 73.0 feet.

Being the same property conveyed to Lee Roy Burks and Gerald Burks, husband and wife by deed from Barry Andrew Srofe and wife, Kimberly Rue Srofe of record in Instrument No. 20050922-0113867 Register's Office for Davidson County, Tennessee, dated September 16, 2005 and recorded on September 22, 2005 and Scrivener's Affidavit recorded on December 05, 2013 in Instrument No. 20131205-0124163 and further conveyed to Gerald Burks by deed from Lee Roy Burks of record in Instrument No. 20131213-0126319 Register's Office for Davidson County, Tennessee, dated September 11, 2012 and recorded on December 13, 2013. Lee Roy Burks joins in this instrument for the purpose of conveying any and all marital interest he may have in or to said property.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 38, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 2144, Page 97; and Book 3827, Page 545, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20050922-0113867 in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **517 Rosebank Ave, Nashville, Tennessee 37206**.

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. 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 the 31st DAY OF DECEMBER, 2014.

Gerald Burks

Lee Roy Burks By Gerald Burks Attorney-in-Fact
Lee Roy Burks

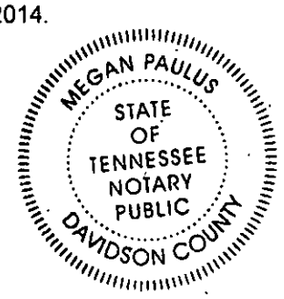
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald Burks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2014.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16



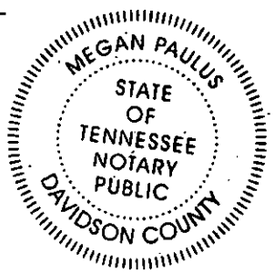
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald Burks, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lee Roy Burks, and who acknowledged he/she/they executed the same as the free act and deed of the said Lee Roy Burks.

Witness my hand and official seal, this the 31st of December, 2014.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212