BILL GARRETT, Davidson County
Trans:T20150052561 DEEDWARR
Recvd: 06/30/15 13:43 2 pgs
Fees:13.00 Taxes:551.30
20150630-0063113

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0638

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

X Rachelle Caudill
Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of June, 2015

Notary Public
Commission Expires: 4/17/16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Taia Turange 206 Wyndom Court Goodlettsville, TN 37072	Broker Solutions 14511 Myford Rd. Ste 120 Tustin, CA 92780	026060A00300 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,

David E. Baker and Nina B. Baker, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taia Turange

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, TN, being Lot No. 3, Phase I, The Townhomes at Windsor Green, as shown on plat of record in Plat Book 8250, Page 995, in the Register's Office for Davidson County, to which Plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to David E. Baker and Nina B. Baker, husband and wife, by Warranty Deed from Douglas M. Burch, dated 10-22-2011 and recorded 10-24-2011 in Instrument No. 20111024-0082650, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 206 Wyndom Court, Goodlettsville, TN 37072.

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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of June, 2015.

David E. Baker

Nina B. Baker

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David E. Baker and Nina B. Baker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of June, 2015.

Notary Public
My Commission Expires: _____

FRANCES WYMONETT ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DICKSON

(Notary Seal)