FROM: Lloyd R. Baker, IV, Daniel Ernest Baker and Laura Anne Baker Bacon
TO: Deirdre Bennett

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Deirdre Bennett 801 Spence Enclave Lane Nashville, Tennessee 37210	(Same)	Map 94-16-E Parcel 77

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $146,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of August, 2015.

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20150072175 DEEDWARR
Recvd: 08/25/15 16:03 4 pgs
Fees:23.00 Taxes:540.20
20150825-0086117

Notary Public
My Comm. Expires: 5/6/19

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lloyd R. Baker, IV, individually and as Executor of the Estate of Lloyd R. Baker, III, Daniel Ernest Baker and Laura Anne Baker Bacon, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Deirdre Bennett, hereinafter called "GRANTEE", her 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 Number 77, on the Plan of Spence Enclave Townhomes, a planned unit development, as of record in Instrument Number 20061115-0141672, amended in Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, as corrected by Scrivener's Affidavit and Correction Instrument of record as Instrument Number 20100428-0032407, and further amended in Instrument Number 20121116-0105801, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for

a more complete legal description.

Being the same property conveyed to Lloyd R. Baker by deed from R. J. York Homes, LLC, a Tennessee limited liability company, recorded April 22, 2009, as Instrument No. 20090422-0036505, said Register's Office, the said Lloyd R. Baker having since died. The Will of Lloyd R. Baker, III is filed in the Probate Court for Davidson County, Tennessee, Case No. 14P-1137. Lloyd R. Baker, IV, Daniel Ernest Baker and Laura Anne Baker Bacon are the heirs-at-law of Lloyd R. Baker, III.

The above described property is not the usual place of residence of the Grantors.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2015 Metro Nashville Davidson County Taxes, which have been prorated.

2. Declaration and Covenants, Conditions and Restrictions Establishing The Spence Enclave Townhomes, of record as Instrument No. 20061115-0141672, said Register's Office, as amended by Instrument Nos. 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, as corrected by Scrivener's Affidavit and Correction Instrument of record as Instrument No. 20100428-0032407, and further amended by Instrument No. 20121116-0105801, said Register's Office.

3. Electric Line easement of record in Book 437, pages 45 and 54, said Register's Office.

4. Easement for Water Main of record in Book 722, page 271, said Register's Office.

5. Transmission Line Easement of record in Book 1814, pages 594 and 597, and Book 2026, page 616, said Register's Office.

6. Permanent Drainage Easement set forth in the Final Judgment of record in Book 5451, page 769, and Order of record in Book 6081, page 268, as revised in Book 6140, page 878, said Register's Office.

7. Sanitary Sewer and/or Storm Drainage Easement of record in Book 5666, page 656, said Register's Office.

8. Stormwater Detention Agreement of record as Instrument No. 20051219-0151715, said Register's Office.

9. Exception to Easements of record as Instrument Nos. 20060210-0016418 and 20060210-0016424, said Register's Office.

10. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20080409-0035677, said Register's Office.

11. Landscape Easement of record as Instrument No. 20090107-0001684, said Register's Office.

12. Water and Sanitary Sewer Easement of record as Instrument No. 20091022-0097490, said Register's Office.

This is improved property known as 801 Spence Enclave Lane, Nashville, Tennessee 37215.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 24th day of August, 2015.

Lloyd R. Baker, IV

Lloyd R. Baker, IV, Executor of the Estate of
Lloyd R. Baker, III

Daniel Ernest Baker, by Lloyd R. Baker, IV,
as Attorney-in-Fact

Laura Anne Baker Bacon, by Lloyd R. Baker, IV, as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lloyd R. Baker, IV, individually and as Executor of the Estate of Lloyd R. Baker, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lloyd R. Baker, IV to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Daniel Ernest Baker, the bargainor, and acknowledged that he executed the same as the free act and deed of the said Daniel Ernest Baker for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 24th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lloyd R. Baker, IV to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Laura Anne Baker Bacon, the bargainor, and acknowledged that he executed the same as the free act and deed of the said Laura Anne Baker Bacon for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 24th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.