Davidson County DEEDWARR
Recvd: 11/24/15 15:15 4 pgs
Fees:23.00 Taxes:1128.50
20151124-0119346

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32721-10-2015** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me this 30th day of November, 2015. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Anne B. Carey, Karen K. Berry 110 Belle Glen Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 142 15 0 B 020 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura Bishop Baker, formerly known as Laura W. Bishop, and husband, John Thomas Baker** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Anne B. Carey and spouse, Karen K. Berry** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 110 Belle Glen Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of November, 2015.

Laura Bishop Baker, formerly known as Laura W. Bishop

John Thomas Baker

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 23rd day of November, 2015.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Second Amendment Belle Wood Glen, as of record in Plat Book 6900, page 190, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Laura W. Bishop by deed dated October 18, 2007 from John B. Griffith and wife, Alice J. Griffith, of record in Instrument No. 20071019-0124223, Register's Office for Davidson County, Tennessee. The said Laura W. Bishop having since married and now being known as Laura Bishop Baker.

This conveyance is made subject to:

1. Taxes for the year 2015 which have been paid by Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 6707, page 797, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Belle Wood Glen of record in Book 6980, page 562, Book 7121, page 5, amended in Book 9017, page 797, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as Book 6900, page 190, Register's Office for Davidson County, Tennessee.

True Copy Certification

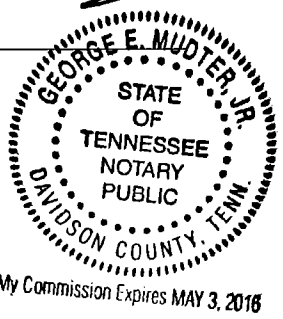
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016