Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT151000504

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160006690 DEEDWARR
Recvd: 01/26/16 10:38 2 pgs
Fees:13.00 Taxes:1350.50
20160126-0007362

J-GB-16-517-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2016

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)
Tracey J. Fountain and Jeffrey T. Fountain	Farmington Mtg. a Division of Capstar Bank	
(NAME)	(NAME)	
517 Rosebank Avenue	2002 Richard Jones Rd. Ste. 300A	**083-08-0-143.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-1326	Nashville, TN 37215	
(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 **GARY BAKER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TRACEY J. FOUNTAIN AND JEFFREY T. FOUNTAIN, WIFE AND HUSBAND,** 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 Gary Baker, unmarried by Warranty deed from Gerald Burks and Lee Roy Burks, wife and husband of record in Instrument No. 20150105-0000756 Register's Office for Davidson County, Tennessee, dated December 31, 2014 and recorded on January 05, 2015.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- 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.
- Memorandum of Agreement of record in Instrument Number 20050715-0082660, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record as Instrument Number 20050922-0113867 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **517 Rosebank Avenue , Nashville, Tennessee 37206-1326**.

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 21st DAY OF JANUARY, 2016.

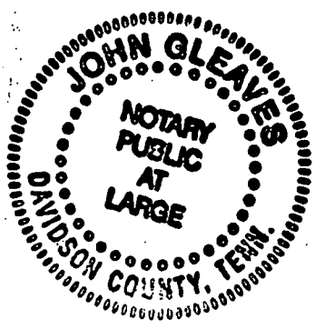
Gary Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY BAKER, 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 21st of January, 2016.

Notary Public
My Commission Expires: 3678
(SEAL)



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