WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BCASH-99-4257

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste 200, Murfreesboro, TN 37129
313 E. Main Street Suite 5, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076
2187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy W. Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Baypointe, LLC	SAME	MAP 98
(NAME)	(NAME)	
5865 New Hope Rd., MAP 98-132	4275 Central Pike	PARCEL 132
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Hilda Hagar Barnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Baypointe, LLC

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 the 13th Civil District (formerly 4th District) of Davidson County, Tennessee, being Tract No. 2 of said survey made by John D. McCormick, Engineer, dated September 1975, and more particularly described as follows:

Beginning at an iron pin in the easterly margin of New Hope Rd., said point being the southwest corner of Tract No. 1 hereinabove described and conveyed to Ruth Hagar Boner; thence South 85 deg. 33' East 696.98 ft. to an iron pin in an existing fence line, being the western line of Oscar Krosnes property, of record in Book 3678, Page 176, RODC; thence South 5 deg. 33' West 225 ft. to an iron pin; thence North 83 deg. 06' West 702.14 ft. to an iron pin in the easterly margin of New Hope Rd; thence North 8 deg. 46' East 195 ft. with said road to the point of beginning.

Being the same property conveyed to Hilda Hagar Barnes by Partition Deed of record in Book 4970, Page 31, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

STATE OF TENNESSEE
DAVIDSON COUNTY
NOV 19 99
8361

unimproved (X)
This is improved ( ) property, known as 5865 New Hope Rd., MAP 98-132, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hand this 16th day of November, 1999

Hilda Hagar Barnes
Hilda Hagar Barnes

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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 Hilda Hagar Barnes

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 16th day of November, 1999.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

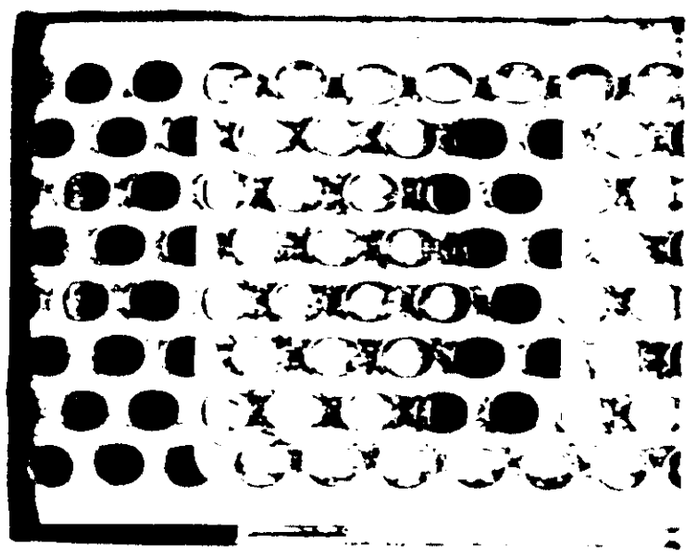
My commission expires _____

Notary Public

1999 11/19 0101 03/04/01 204.00

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37129
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 216 Centerview Drive, Suite 139, Brentwood, Tennessee 37027



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

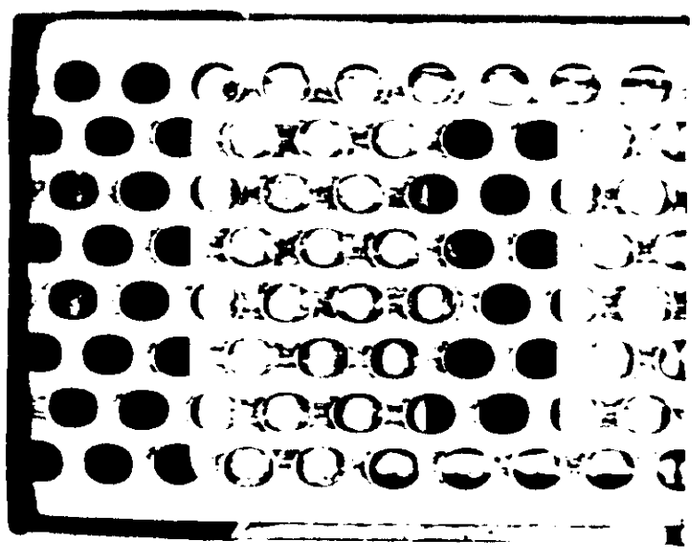
BOOK 11748 PAGE 259

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

61 [illegible]
08 [illegible]

CAMT	52250.00
CON TX	193.33
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	204.33
CHECK	204.33

11/19/99 01 09:31 0001 2880



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1540536