BOOK 11748 PAGE 260

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,750.00

Affiant

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

Notary Public

My Commission Expires MY COMMISSION EXPIRES: March 25/2000
(AFFIX SEAL)

BCASH-99-4256

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
4735 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076
1187 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 98-133	4275 Central Pike	PARCEL 133
(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, Ewell G. Hagar

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. 3 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. 2, hereinabove described and conveyed to Hilda Hagar Barnes; thence South 83 deg. 06' East 702.14 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 200 ft. to an iron pin; thence North 81 deg. 28' West 707.81 ft. to an iron pin in the easterly margin of New Hope Rd.; thence Nc. 8 deg. 46' East 180 ft. with said road to the point of beginning.

Being the same property conveyed to Ewell G. Hagar 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.

61.50 - 886 - 2

This is improved ( ) unimproved (X) property, known as 5865 New Hope Rd., MAP 98-133, 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

Ewell G. Hagar
By: Dorothy J. Wilfree
Dorothy J. Wilfree, Attorney-in-fact

1881 11/19 0101 03CHECK 187.68

STATE OF TENNESSEE
COUNTY OF

BOOK 11748 PAGE 261

.Personally appeared before me, _____ a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ 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 and official seal at _____ _____, Tennessee, this _____day of _____ .

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of November, 1999, before me personally appeared Dorothy J. Winfree, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ewell G. Hagar, and who acknowledged that she executed the same as the free act and deed of the said Ewell G. Hagar by virtue of that Power of Attorney, duly executed by the said Ewell G. Hagar and appearing of record in Book 10344, page 343, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hermitage, Tennessee, this 16th day of November, 1999.

My Commission Expires: _____

_____
Notary Public

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 262

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

U6 8862

CHECK 19

CAMT 47750.00
CON TX 176.68
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 187.68
CHECK 187.68

01 09:21 0001 2881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1540537