Instr:200005190050390 Page: 1 OF 2
REC'D FOR REC 05/19/2000 11:46:55AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $381.10

WARRANTY DEED

Return to.
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2000.

Notary Public

MY COMMISSION EXPIRES:. 5/20/02 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Baker Jr.	Joseph D. Baker Jr.	75-10/83
(NAME)	(NAME)	
8219 Gordon Ln.	8219 Gordon Ln.	
(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, James R. Lewis and wife, Janice H. Lewis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph D. Baker Jr. and wife, Jeanna M. Baker, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 8219 Gordon Ln., 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/our hand(s) this 12th day of May, 2000.

Janice R. Lewis
James R. Lewis

Janice H. Lewis
Janice H. Lewis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared James R. Lewis and wife, Janice H. Lewis and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2000.

Commission expires:
5/20/02

Notary Public

First American Title Insurance Company

COMMITMENT

SCHEDULE A

Case No. 11001230

EXHIBIT A

Being Lot No. 133 on the Plan of Hermitage Estates as of record in Book 3300, pages 70-71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James R. Lewis and wife, Janice H. Lewis by Deed from George E. Manson, single dated 6/1/98 and recorded 6/1/98, of record in Book 10954, page 596, Register's Office for Davidson County, Tennessee.

Property Address:
8219 Gordon Ln.
Hermitage, Tennessee 37076

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.