Davidson County DEEDWARR
Recvd: 02/28/02 11:20 2pgs
Fees:13.00 Taxes:362.23

20020228-0025491

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,900.00

Bonnie Savage Jolly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2002.

Sharon L. Riley
Notary Public

MY COMMISSION EXPIRES: 5/28/03
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie Savage Jolly	First Franklin Financial Corporation	42-7A-14600
(NAME) 1324 Pilgram Drive	(NAME) 2727 Paces Ferry Road, Suite 380	
(ADDRESS) Madison, TN 37115	(ADDRESS) Atlanta, GA 30339	
2(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,

JEREMY R. BAKER AND WIFE, TRACY L. BAKER

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

BONNIE SAVAGE JOLLY,

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:

Being Lot No. 424, on the plan of Heritage Square, Phase Four, of record in Book 6250, Page 178, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy R. Baker by deed from Raymond N. Russell of record in Instrument Number 2001002-0097184, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Tracy L. Baker joins in the execution of this instrument solely to relinquish any marital rights she may have in the property by virtue of her marriage to Jeremy R. Baker.

unimproved ☐

This is improved ☒ property, known as 1324 Pilgrim Dr., Madison, TN 37115

(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 26th day of February, 2002.

Tracy L. Baker

Jeremy R. Baker
Jeremy R. Baker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy R. Baker and Tracy L. Baker, husband and wife,, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 26th day of February, 2002

Commission expires:

5/28/03

Sharon L. Riney

Notary Public

