WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

#2783

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

3 x 13

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen A. Reagan	America's Wholesale Lender	107-5A-102
(NAME)	(NAME)	
102 Five Oaks	750 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Brentwood, TN 37027	
(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, Gregory Todd Baines, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristen A. Reagan, unmarried, 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 Davidson County, Tennessee, being Lot No102. on the Plan of Five Oaks, a Planned Unit Development (formerly The Meadow) of record in Plat Book 5200, Page 355, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregory Todd Baines, by deed of record in Instrument No. 20000915-0092063, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Gregory Todd Baines by Jill Harris as his Attorney In Fact pursuant to recorded Power of Attorney of record in Book *, Page _____, in the Register's Office for Davidson County, Tennessee.

*20020301-0025875

unimproved ☐

This is improved ☒ property, known as 102 Five Oaks, Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 03/01/02 08:18 2pgs
Fees:13.00 Taxes:249.75
20020301-0025876

Witness my/our hand(s) this 4th day of February, 2002.

Gregory Todd Baines by Jill Harris attorney in fact

Gregory Todd Baines

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 4th day of February, 2002, before me personally appeared Jill Harris, the person who executed the foregoing instrument on behalf of Gregory Todd Baines and who acknowledged that she executed the same as the free act and deed of the said Gregory Todd Baines, through Power of Attorney granted she by the said Gregory Todd Baines.

Witness my hand and official seal at Nashville, Tennessee this 4th day of February, 2002.

Commission expires: May 26, 2002

Elizabeth E Triplett

Notary Public

