WARRANTY DEED

STATE OF TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2002

KAREN L. TRUSLOW NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 12-29-03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/11/02 12:52 2pgs
Fees:13.00 Taxes:407.00
20021111-0138932

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-3099

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff T. Seat	Jeff T. Seat	162-00-0
14838 (NAME) Old Hickory Blvd	14838 (NAME) Old Hickory Blvd	234.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Charles W. Baker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff T. Seat, 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 5th Civil District of Davidson County, Tennessee, described according to a Boundary Survey and Division of the Jobs Property made in June, 1974 by Barry Greer & Associates, Land Surveyors, Nashville, Tennessee, Drawing No. 340, as follows:

Beginning at the southeast corner of the Thomas Delancy Baker property, thence along Old Hickory Boulevard, S 17 deg. 09 min. 31 sec. E 125 feet to corner post, thence S 67 deg. 57 min. 22 sec. W along old wire fence, 604.00 feet to post, S 77 deg. 44 min. 50 sec. W 277.78 feet to existing planted stone at corner post, thence N 12 deg. 48 min. 28 sec. 164.50 feet along old wire fence to the boundary line of the Thomas Delancy Baker property; thence S 73 deg. 20 min. 15 sec. W along the boundary line of the Thomas Delancy Baker property, 816.30 feet to the beginning.

Being the same property conveyed to Charles W. Baker by deed from Emma L. Jobe dated January 8, 1985 of record in Book 6603, Page 494, Office for Davidson County, Tennessee, Register's

unimproved ☒

This is improved ☐ property, known as 14821 Old Hickory Blvd, Antioch, TN 37013
(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 8th day of October, 2002.

Charles W. 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 Charles W. Baker 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.

Commission expires:

12-29-03

KAREN L. TRUSTY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Notary Public

RETURN TO:

7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027