WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/25/02 14:07 2pgs
Fees:13.00 Taxes:421.76

20021125-0146092

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,990.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-30-03

(AFFIX SEAL)

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

Return to:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. Ed Brown	D. Ed Brown	148-7-164
(NAME)	(NAME)	
315 33rd Ave. N.	315 33rd Ave. N.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37209	
(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, Bakertown Road Land Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. Ed Brown, 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 No. 3, on the Plan of Bakertown Gardens, Section One, of record in Plat Book 5800, page 135, said Register's Office.

Being the same property conveyed to Bakertown Land Road Trust by deed of record as Instrument No. 20021108-0138032, said Register's Office.
20021108-0138033

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

unimproved ☐

This is improved ☒ property, known as 209 Bakertown Road, 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 our hands this 7th day of November, 2002.

Bakertown Road Land Trust

By: Stephanie Burnett, Trustee
Stephanie Burnett, Trustee

Attest:

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a notary public in and for the state of county aforesaid, personally appeared StephanieBurnett with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Bakertown Land Road Trust a corporation, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Trustee.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: 7-30-05

Judith E. Baker
Notary Public

NOTARY PUBLIC AT LARGE TN