WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,490.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: MAY [illegible]
(AFFIX SEAL)

DONNA CAROL VALNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherri ~~Sherry~~ Thomas	nBank Mortgage	105-1-65
(NAME)	(NAME)	
1317 Southside Circle	329-A Warfield Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Clarksville, TN 37043	
(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, Estate of Johnnie Mae Baker-Sanders, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Sherry~~ Thomas and Zipporah Leah Thomas, 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:

*SHERRI

Land in Davidson County, Tennessee, being Lot(s) 62, as shown on the map entitled Southside Park Estates, Section II, of record in Plat Book 4660, page(s) 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHNIE M BAKER-SANDER, A MARRIED PERSON, by deed of record in Book 11441, page 357, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1317 Southside Circle, Nashville, TN 37212

(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 28th day of October, 2004.

Estate of Johnnie Mae Baker-Sanders

By: [signature]
Estate of Johnnie Mae Baker-Sanders

Davidson County DEEDWARR
Recvd: 11/05/04 09:14 2pgs
Fees:13.00 Taxes:320.01

20041105-0133489

STATE OF TN

COUNTY OF DAVIDSON

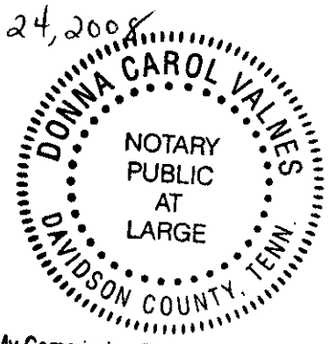
Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged hisself to be the **Executor of the Estate of** Johnnie M Baker-Sanders, the within named bargainor, as Executor, executed the foregoing instrument for the purpose therein contained, by personally signing as **Executor of the Estate of Johnnie M Baker-Sanders**

Witness my hand and official seal at Nashville, Tennessee this 28th day of October, 2004.

Commission expires: May 24, 2008

Donna Carol Valnes

Notary Public



My Commission Expires MAY 24, 2008