File Bk 48

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/04 13:54 2pgs
Fees:13.00 Taxes:917.60
20041203-0144368

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$248,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 1940.

Notary Public

MY COMMISSION EXPIRES: JULY 21, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Baust Jr.	First Horizon Home Loan Corporation	**155-3-D-69CO**
(NAME) **6924 Harpeth Glen Trace**	(NAME) 1555 W. Walnut Hill Ln, #200	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Irving TX 75038	
(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, **LEN W. SEARS AND WIFE, JOY LYNN SEARS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH BAUST, JR. AND WIFE KIMBERLY BAUST**, 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. 69 on the Plan of First Revision, Section 2, Allens Green, of record in Book 9700, page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Len W. Sears and wife, Joy Lynn Sears by deed from Zaring Homes, Inc. of record in Book 10059, page 332 Register's Office for Davidson County, Tennessee

This conveyance is subject to:
Restrictive Covenants of Record in Book 9231,page 789
By-Laws of the Homeowner's Association of Record in Book 9231, page 816
Charter of the Homeowner's Association of Record in Book 9231, page 825
The Plan of Record in Book 9700, page 109
Property taxes for the current year

unimproved ☐

This is improved ☒ property, known as **6924 Harpeth Glen Trace, Nashville, TN 37221**

(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 1st day of December, 1940.

Len W. Sears

Joy Lynn Sears

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Len W. Sears and wife, Joy Lynn Sears, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of December, 2004.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007