WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Robert Wolfe 2532 Pennington Bend Road Nashville, TN 37214	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: Part of 62-00; 11.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

WILLIAM L. BAIZE and wife, DORCAS BAIZE

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

ROBERT WOLFE and JANICE WOLFE

HEREINAFTER called the Grantee(s), 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. 1 of The Preliminary and Final Plat for Baize Property, 2532 Pennington Bend Road, Nashville, Tennessee, as described on Plat of Instrument No. 20050802-0090345,(only including .964 acres and house), Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to William L. Baize and wife, Dorcas Baize by deed from Gerald T. Walworth, Charles T. Walworth, and Linda R. Eli of record in Book 6966, page 597, said Register's Office for Davidson County, Tennessee.

This is improved ☐ property known as **2532 Pennington Bend Road, Nashville, TN 37214**

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 16th day of November, 2005.

Davidson County DEEDWARR
Recvd: 11/21/05 09:16 2 pgs
Fees:13.00 Taxes:591.63
20051121-0140102

William L. Baize
WILLIAM L. BAIZE

Dorcas Baize
DORCAS BAIZE

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor(s), **WILLIAM L. BAIZE and wife, DORCAS BAIZE,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument with the full power and authority as Trustee, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 16th day of November, 2005.

NOTARY PUBLIC

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $159,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Robert Wolfe
AFFIANT

Sworn to and subscribed to before me this 16th day of November, 2005.

NOTARY PUBLIC

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-08