WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/06 14:37 2 pgs
Fees:13.00 Taxes:443.63

20060307-0026468

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Lori L. Price
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2006.

Miranda Pieszchalski
Notary Public

MY COMMISSION EXPIRES: 3-25-06.
(AFFIX SEAL)

MIRANDA PIESZCHALSKI NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Susan B. Evans, Attorney at Law

American Title & Escrow, LLC, 303 Center Avenue, Dickson, TN 37055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Baker	Robert A. Baker	165-14-25
(NAME)	(NAME)	
4700 Chutney Drive	4700 Chutney Drive	
(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, **PORTER G. STEWART JR. AND WIFE, ROBBIE LEE STEWART**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT A. BAKER, AN UNMARRIED MAN AND OLIVIA E. CARUTHERS, AN UNMARRIED WOMAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 293, REVISED SECTION ELEVEN, PEPPERTREE FOREST, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8250, PAGE 118, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PORTER G. STEWART, JR. AND WIFE, ROBBIE LEE STEWART BY WARRANTY DEED FROM CHRISTINE L. CLARK, UNMARRIED, RECORDED ON THE 20TH DAY OF APRIL, 2001 IN INSTRUMENT NO. 20010420-0039063, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 2006 TAXES AND SUBSEQUENT YEARS, RESTRICTIONS AND EASEMENTS OF RECORD IF ANY.

unimproved ☐

This is improved ☒ property, known as 4700 Chutney Drive, 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 28th day of February, 2006.

Porter G. Stewart Jr.
Porter G Stewart Jr.

Robbie Lee Stewart
Robbie Lee Stewart

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **PORTER G. STEWART, JR. AND ROBBIE LEE STEWART** with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Dickson, Tennessee, this the 28 day of February, 2006.

Miranda Pieszchalski
Notary Public

My Commission Expires: 3-25-06

MIRANDA PIESZCHALSKI
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212