le No. 20060100

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

WARRANTY DEED

CYNTHIA L. HARDING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-30-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahurora Nevarez	Same	119-13-7
(NAME)	(NAME)	
2939 Harlin Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(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, Kathleen Baggett Shanes, devisee of Wiline J. Baggett, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ahurora Nevarez, 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. 68 on the Map of an Addition to and Revision of Lots Nos. 93-97 Inclusive of the H.G. McNabb Subdivision, of record in Book 1130, page 79, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bruce E. Baggett and wife, Wiline J. Baggett by deed from Howard J. Taylor and wife, Lucile W. Taylor of record in Book 3180, page 581, Register's Office for Davidson County, Tennessee. Bruce E. Baggett having since died on June 30, 1984 leaving Wiline J. Baggett as the surviving tenant by the entirety. Wiline J. Baggett having since died testate on January 6, 2004. Title to the subject property vested in Kathleen Baggett Shanes, devisee under Last Will and Testament of Wiline Baggett, of record in Volume 5603/1456579, Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 04P-568.

Wiline J. Baggett and Wiline Baggett being one and the same person.

unimproved ☐
This is improved ☒ property, known as 2939 Harlin Drive, Nashville, TN 37211
(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 24th day of March, 2006.

Kathleen Baggett Shanes
Kathleen Baggett Shanes

Davidson County DEEDWARR
Recvd: 03/29/06 14:26 2 pgs
Fees:13.00 Taxes:375.55

20060329-0035761

File No. 20060100

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen Baggett Shanes the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on March 24, 2006.

Ester Baldwin
Notary Public
My Commission Expires: 7-29-06

