File No. 261001568

**WARRANTY DEED**

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Joyce Anne McKenney Black
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2006.

Kimie Perry
Notary Public

MY COMMISSION EXPIRES: [redacted]
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

MY COMMISSION EXPIRES OCTOBER 12, 2008

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joyce Anne McKenney Black | Same as New Owner | 75-11-0-A-86.00CO |
| (NAME) 1445 Stoner Ridge | (NAME) | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Keith J. Baca and wife, Rebecca R. Baca, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joyce Anne McKenney Black, unmarried, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 81 on the Plan of Phase Three, Heritage Meadows, as of record in Plat Book 9700, Page 984, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Keith J. Baca and wife, Rebecca R. Baca by deed from Frank Batson Homes, Inc. of record in Instrument number 20011204-0132605 and filed for record on December 4, 2001, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 984, Register's Office of said County.

Restrictive Covenants of record in Deed Book 10337, Page 102; book 11029, page 414 and Instrument number 2000313-0025560, Register's Office of said County.

Easement as shown of record in Deed Book 11497, Page 601, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 11114, Page 771, Register's Office for said County.

Rebecca R. Baca executes this Instrument as Attorney in Fact on behalf of Keith J. Baca pursuant to a Specific Power of Attorney of record in Instrument No. 20061107-0138645, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Davidson County DEEDWARR
Recvd: 11/07/06 14:03 2 pgs
Fees:13.00 Taxes:854.70

20061107-0138646

unimproved ☐

This is improved ☒ property, known as 1445 Stoner Ridge, Hermitage, TN 37076
(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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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/our hands this 2nd day of November, 2006.

Rebecca R. Baca

Rebecca R. Baca

Keith J. Baca by Rebecca R. Baca his atty-in-fact.
Keith J. Baca

By:
Rebecca R. Baca, His Attorney in Fact

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Rebecca R. Baca the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of November, 2006.

Commission expires:

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Jessica Talbott
Notary Public

My Commission Expires MAY 24, 2008

**STATE OF Tennessee**
**COUNTY OF Davidson**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rebecca R. Baca, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No._____ Registers Office for Davidson, the **Attorney-in-Fact** of Keith J. Baca (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 11/2/2006.

My Commission Expires:.

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Jessica Talbott
, Notary Public.

My Commission Expires MAY 24, 2008

**File Number: 261001568**

**RETURN TO:**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122