WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2006.

Notary Public

MY COMMISSION EXPIRES: 12.30.08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary K. Baker	Zachary K. Baker	
(NAME)	(NAME)	
4754 Cascade Drive	4754 Cascade Drive	64-12-4
(ADDRESS)	(ADDRESS)	
Old Hickory, TN	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20063079

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Cascade Investments, Inc.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Zachary K. Baker***, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

*an unmarried man

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 274-B on the Plan of Sherwood Forest Subdivision, Section 4, as of record in Book 5200, page 587, Register's Office for Davidson County, to which plan reference is here made for a more complete and detailed description of said lot.

BEING all of the same property conveyed to Cascade Investments, Inc. by Quitclaim Deed from David E. Pendergrast and wife, Rebecca Pendergrast dated November 15, 2006 and filed of record in Book 20061117-0142798, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4754 Cascade Drive, Old Hickory, TN 37138

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of December, 2006.

Cascade Investments, Inc.

By:
David Pendergrast, President

Davidson County DEEDWARR
Recvd: 12/18/06 09:51 2 pgs
Fees:13.00 Taxes:314.13

20061218-0155386

State of Tennessee
County of Sumner

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David Pendergrast, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Cascade Investments, Inc. the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

My Commission Expires: 3/24/09

MELISSA D. ROGERS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Melissa D. Rogers
Notary Public