# WARRANTY DEED

STATE OF LOUISIANA
COUNTY OF JEFFERSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $844,000.00

Beatrice Kritikos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2007.

CRIS R. JACKSON
Notary Public, Parish of Orleans, State of LA
Bar Roll No. 20876
My Commission is issued for life.

Notary Public

MY COMMISSION EXPIRES: AT DEATH

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/11/07 10:12 2 pgs
Fees:13.00 Taxes:3122.80

20070111-0004518

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tenessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Beatrice Kritikos | Whitney National Bank | Map 131-1-K |
| (NAME) 4116 Baldwin Arbor | (NAME) 410 Labarre Road | Parcel 5 |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) Jeffreson, LA 70121 | |
| (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, **S. F. WILT AND SPOUSE, B. D. HAGEWOOD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEATRICE KRITIKOS,** 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. 5 on the Plan of Baldwin Arbor Subdivision, of record in Plat Book 9700, page 746, as revised in Instrument #20000128-0009264, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to S. F. Wilt and B. D. Hagewood, joint tenants with rights of survivorship, by deed from Wayne E. Hilton, Sr. and wife, Patricia F. Hilton, of record in Instrument #20020418-0048552, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 746, as amended in Instrument #20000128-0009264, said Register's Office; (c) stormwater easement of record in Book 11104, page 441, said Register's Office; and (d) restrictive covenants of record in Book 11556, page 98 and in Instrument #20010626-0067310, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4116 Baldwin Arbor, Nashville, Tennessee 37215

(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 10th day of January, 2007.

S. F. Wilt

B. D. Hagewood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. F. Wilt and B. D. Hagewood, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10 day of January, 2007.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

Notary Public