WARRANTY DEED

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike, Nashville, TN 37216
FILE D-1203

Notary Seal present, but could not be reproduced.

Bill Garrett

Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

John C. Baylon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 6/24/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

Davidson County DEEDWARR
Recvd: 10/11/07 09:54 2 pgs
Fees:13.00 Taxes:592.00

20071011-0120851

D-1203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edna C. Baylon	Bank of America c/o HomeFocus Tax Service, LLC	052-07-0 023.00
(NAME)	(NAME)	
612 Larkin Springs Road	PO Box 26389	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Richmond, VA 23260	
(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, Francisco M. Baylon and wife, Purita A. Baylon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edna C. Baylon and husband, Samuel P. Baylon, 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:

Being Lot No. 29, Block A on the Plan of Home Acres, said plan being unrecorded, and said lot is described as follows:

Beginning at a point in the westerly margin of Larkin Springs Road at the corner of Lot Nos. 29 and 30; thence with the line between said lots, westerly 330.7 feet to a point; thence northerly 100 feet to a corner of Lot No. 28; thence with the line between Lot Nos. 28 and 29, easterly 334 feet to a point in the westerly margin of Larkin Springs Road; thence with the margin of the same, southerly 100 feet to the point of beginning.

BEING all of the same property conveyed to Francisco M. Baylon et ux, Purita A. Baylon by Warranty Deed dated 04/26/1985 from W.H. Marshall et ux, Carolyn M. Marshall of record in Book 6548, Page 306, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 612 Larkin Springs Road, Madison, TN 37115
(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 9th day of October, 2007.

Francisco M. Baylon

Purita A. Baylon

STATE OF TENNESSEE

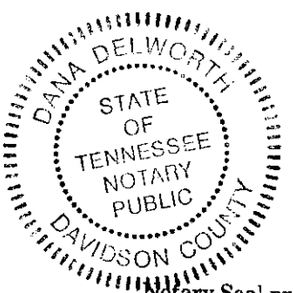
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 9th day of October, 2007.

Commission expires: 01/24/2009

Dana Delworth Notary Public



Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216