File No. 271000404

20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/08 11:52 2 pgs
Fees:13.00 Taxes:259.00
20080219-0015819

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$70,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 12/1/10 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Baker	**SAME AS NEW OWNER**	**Map 43-13** **Parcel 196.00**
(NAME)	(NAME)	
8511 Newsom Station Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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,

Jerry Mack Hargis Family Limited Partnership, a Tennessee Limited Partnership,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry Baker, Married

HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 7 of Block "G" of the Map of Forest Park Subdivision at Madison, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 fronts 51.4 feet on the Southerly side of Maple Street and runs back between lines 235 feet on the Westerly line and 245 feet on the Easterly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Jerry M. Hargis by Warranty Deed dated September 13, 1999, from Dorothy L. Boyle, of record in Book 11663, Page 5, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to Jerry Mack Hargis Family Limited Partnership, a Tennessee Limited Partnership by Quitclaim Deed from Jerry Mack Hargis (also known as Jerry M. Hargis), of record by Instrument No. 20060302-0024555 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

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.

unimproved ☐

This is improved ☒ property, known as **326 Maple St., 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 GRANTEE(S), HIS 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), HIS 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 **15th day of February, 2008.**

Jerry Mack Hargis Family Limited Partnership, A Tennessee Limited Partnership

By: Jerry Mack Hargis Gen Part

Jerry Mack Hargis, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared **Jerry Mack Hargis**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged to me that he is General Partner of Jerry Mack Hargis Family Limited Partnership, a Tennessee Limited Partnership, and that he, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of Jerry Mack Hargis Family Limited Partnreship, a Tennessee Limited Partnership, by signing his name as General Partner of Jerry Mack Hargis Family Limited Partnership, a Tennessee Limited Partnership.

Witness my hand at office this **15th day of February, 2008.**

Commission expires: 12/1/10

D. Annette Maples

Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

File Number: 271000404

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072