File No. 280500285

WARRANTY DEED

Lisa Hodges State of Tennessee Notary Public County of Sumner

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,950.00

Regina N. Baiden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/28/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/21/08 15:47 3 pgs
Fees:18.00 Taxes:554.82
20080521-0052379

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina N. Baiden	Pinnacle National Bank	
(NAME) 1936 Berkshire Drive	(NAME) 211 Commerce Street, Suite 300	MAP/PARCEL 072-16-0-074.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37201	
(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, Eleanor G. Hendricks, An Unmarried Woman and Eleanor Gaile Heizer and Lillian Gaines Whitworth**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Regina N. Baiden and Sylvester Baiden, wife and husband**, hereinafter called the grantee(s), 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. 69, on the Plan of Section Two Burchwood Gardens, as of record in Plat Book 2900, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eleanor G. Hendricks and Eleanor Gaile Heizer and Lillian Gaines Whitworth by Quitclaim Deed dated May 13, 2004 from Eleanor G. Hendricks as recorded in Instrument No. 20040517-0057515, Register's Office for Davidson County, Tennessee.

This property is not a marital residence for Eleanor Gaile Heizer and Lillian Gaines Whitworth and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all existing easements and restrictions 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 1936 Berkshire Drive, Nashville, TN 37216
(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), THEIR 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), 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 my/our hands this 19th day of May, 2008.

Lillian Gaines Whitworth
Lillian Gaines Whitworth

Eleanor G. Hendricks
Eleanor G. Hendricks

Eleanor Gaile Heizer
Eleanor Gaile Heizer

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Eleanor G. Hendricks, an Unmarried Woman and Eleanor Gaile Heizer and Lillian Gaines Whitworth, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 5/19/2008.

My Commission Expires: 02/28/2012

Notary Public

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

File Number: 280500285
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 12/30/2008

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