WARRANTY DEED

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 27, 2011

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$116,000.00**

Angelina Scissone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: June 27, 2011.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, 2525 Lebanon Pike, Ste.101, Bldg.C, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hilary D. Baker	**Hilary D. Baker**	**08700007300**
(NAME)	(NAME)	
2917 Melvin Rd.	**2917 MELVIN ROAD**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**HERMITAGE, TN 37076-4502**	
(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,

Michael L. Stillman, executor for the estate of Ruby Geraldine Adams, now deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hilary D. Baker and wife, Wanda G. Baker

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:
A Tract of land in Davidson County on the West side of Melvin Road, North of Central Pike and being more particularly described in Plot Plan by Rodney F. Martin, Surveyor, Tennessee No. 1426, dated February 3, 1995, revised 6/19/95, 7/26/95 and 8/7/95 as follows:

Beginning at a point in the center of Melvin Road, said point being the northeast corner of this tract; thence with the center of Melvin Road South 04 deg. 00 min. 00 sec. West 450.00 feet to a point in the center of said road; thence leaving said road North 23 deg. 30 min. 00 sec. West 225.00 feet to a point in the center of a creek; thence along said creek north 41 deg. 02 min. O0 sec. West 169 feet, more or less to an iron rod (new) on the east side of said creek; thence North 63 deg. 32 min. 56 sec. East 16.94 feet to a point; thence North 40 deg. 16 min. 50 sec. West 163.84 feet to a point the northwest corner of this tract; thence with the north line of this tract South 84 deg. 18 min. 20 sec. East 299.00 feet to an iron rod (old) in the west margin of Melvin Road; thence north 63 deg. 32 min 56 sec. East 28 feet, more or less, to the beginning.

Being the same property conveyed to Michael L. Stillman, a single person by deed from A. E. Whittle, a single person of record in Book 9049 and Page 355 on 08/17/1993 and filed for record on 08/17/1993, Register's Office for said County.
Being the same property conveyed to Michael Stillman, unmarried by deed from Gail Johnson, unmarried of record in Book 9766 and Page 157 on 06/02/1995 and filed for record on 08/18/1995, Register's Office for said County.
Being the same property conveyed to Ruby Geraldine Adams by deed from Michael L. Stillman of record in Instrument 200111150125394 on 11/13/2001 and filed for record on 11/15/2001, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as **2917 MELVIN ROAD, HERMITAGE, TN 37076-4502**
(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.

Davidson County DEEDWARR
Recvd: 06/05/08 10:42 2 pg:
Fees:13.00 Taxes:429.20
20080605-0057809

Witness my hand this **3rd** day of **June, 2008.**

Michael L. Stillman

Michael L. Stillman

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, ~~Ruby Geraldine Adams~~ Michael L. Stillman the within named Seller(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, at office, this **June 3, 2008**

Tonya Thomas

Notary Public

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 27, 2011