File No. 291000436

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/09 11:21 4 pgs
Fees:23.00 Taxes:566.10
20091202-0110232

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Justice	USAA Federal Savings Bank	182-06-OA-103.00
(NAME) 7144 Legacy Drive	(NAME) 10750 McDermott Freeway	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78288	
(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, **Eric Baucom and wife, Janet Baucom**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher J. Justice, an unmarried man**, 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:

BEING Lot No. 103 on the FINAL PLAT, SECTION ONE, OLD HICKORY HILLS, as shown by plat of record in Instrument No. 20011023-0115382 and revised in Instrument No. 20020213-0018960, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric Baucom and wife, Janet Baucom by Warranty Deed from Greenvale Construction, LLC and filed for record in Instrument No. 20020911-0110749, Register's Office for said County.

This conveyance is subject to all matters as set forth on the plat of record in Instrument No. 20011023-0115382, Register's Office of said County.

Plat revision for resubdivision of common areas as shown of record in Instrument No. 20020213-0018960, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20010306-0021333, Register's Office for said County.

Utility Easement as shown of record in Instrument No. 20020123-0009339, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20020123-0009417 and Instrument No. 20081219-0121385, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 20020116-0006750, Register's Office of said County.

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 7144 Legacy Drive, Antioch, TN 37013
(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/our hands this 17th day of November, 2009.

Eric Baucom

Janet Baucom

STATE OF

COUNTY OF

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Eric Baucom and wife, Janet Baucom the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this.

Commission expires:

Notary Public

File Number: 291000436

RETURN TO:

Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Ventura

Subscribed and sworn to (or affirmed) before me on this 16th day of November, 2009, by

(1) Eric Baucom,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) Janet Baucom,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Leslie DuFresne
Signature of Notary Public

LESLIE DUFRESNE
Commission # 1865716
Notary Public - California
Ventura County
My Comm. Expires Sep 21, 2013

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

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CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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