File No. 210060143

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100041619 DEEDWARR
Recvd: 07/07/10 13:54 2 pgs
Fees:13.00 Taxes:462.50
20100707-0053258

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 3/5/13

(AFFIX SEAL)

Mail

Parthenon Title Agency
109 Kenner Ave., Ste.100-B
Nashville, TN 37205

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary F. Rosa	~~Mary F. Rosa~~ Sun Trust	07506006300
(NAME)	(NAME)	
361 Monaco	1001 Semmes Av	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Richmond VA 23224	
(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, ***Loretta Baggett and husband David G. Baggett, Sr.***, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto ***Mary F. Rosa, a single person***, hereinafter called the grantee(s), Her 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 all of Lot No. 347, on the plan of Hermitage Estates Section II, of record in Plat Book 3700, Page 23, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Loretta Baggett by Deed from Leta J. Wigington, dated 02/17/2003 and filed for record on 02/19/2003 in Instrument 20030219-0021746, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 3700, Page 23, said Register's Office.

David G. Baggett, Sr. joins in this conveyance to convey any and all rights he may have in this property.

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 361 Monaco, Nashville, TN 37076
(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), Her 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), Her 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 30th day of June, 2010.

Loretta Baggett

David G. Baggett, Sr.

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Loretta Baggett and David G. Baggett, Sr. 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 30th day of June, 2010.

Commission expires: 9.2.2013

Notary Public

File Number: 210060143

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON