Davidson County DEEDWARR
Recvd: 08/20/10 13:20 2 pgs
Fees:13.00 Taxes:684.50
20100820-0066024

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2010.

Notary Public

MY COMMISSION EXPIRES: 8/03/11
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keeling R. Baird	Fifth Third Mortgage Co.	171020A116.00
(NAME)	(NAME)	
256 Glenstone Circle	5050 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Cincinnati, OH 45263-0170	
(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,

PAUL A. POMFRET, TRUSTEE OF THE PAUL A. POMFRET REVOCABLE TRUST DATED MAY 19, 2005,

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

KEELING R. BAIRD, AN UNMARRIED WOMAN AND WILLIAM A. BAIRD, A MARRIED MAN

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:

Land in Davidson County, TN, being Unit No. 116 on the Plan of Brentwood Villa, Phase 3B, of record in Plat Book 6900, page 4 and amended in Book 6900, page 329, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul A. Pomfret Trustee of the Paul A. Pomfret Revocable Trust dated May 19, 2005 by Quitclaim Deed from Paul A. Pomfret recorded November 4, 2009 in Instrument No. 20091104-0102119, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 256 Glenstone Circle, Brentwood, TN 37027
(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.

Witness our hands this 30th day of July, 2010.

Paul A. Pomfret Revocable Trust dated May 19, 2005
By: Paul A. Pomfret Trustee
, Paul A. Pomfret, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul A. Pomfret with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Trustee of **PAUL A. POMFRET, TRUSTEE OF THE PAUL A. POMFRET REVOCABLE TRUST DATED MAY 19, 2005**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **PAUL A. POMFRET, TRUSTEE OF THE PAUL A. POMFRET REVOCABLE TRUST DATED MAY 19, 2005** by him/herself as Trustee.

Witness my hand and official seal at on this 30th day of July, 2010

Commission expires: 5/20/13

Notary Public

COUNTY OF WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAPHNE D. BARNES

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY