Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Burton D. Baggott
421 Haywood Ct. N
Nashville, Tennessee 37211

MORTGAGEE:

None

BILL GARRETT, Davidson County
Trans:T20100064725 DEEDWARR
Recvd: 10/13/10 09:11 3 pgs
Fees:18.00 Taxes:573.50
20101013-0081906

SEND TAX BILL TO:
Owner

MAP **148-9**
GROUP
PARCEL **186.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dorothy A. Dyer, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Burton D. Baggott and Sammye Y. Baggott, husband and wife,** 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, Tennessee, being Lot No. 9 on the Plan of Haywood Meadow, Addition, of record in Plat Book 6900, page 611, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William D. Dyer* and wife, Dorothy A. Dyer, by deed dated AUGUST 22, 1991 from Steven E. Adams of record in Book 8427, page 423, Register's Office for Davidson County, Tennessee.
*The said William D. Dyer passed away on December 31, 2008

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **421 Haywood Ct. N, Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **15th** day of **September, 2010.**

Dorothy A. Dyer BY
Robert Wayne Wells POA

Dorothy A. Dyer, by Robert Wayne Wells, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Wayne Wells**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for Dorothy A. Dyer and as Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Dorothy A. Dyer.

WITNESS my hand and official seal this 15th day of September, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of September, 2010.

~~Robert M. Loffi~~
NOTARY PUBLIC

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012