WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110020458 DEEDWARR
Recvd: 04/07/11 11:24 2 pgs
Fees:13.00 Taxes:825.10
20110407-0026895

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of ~~March~~ April, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/9/2013

(AFFIX SEAL)

TREY CAIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads, Suite 105, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Miguel A. Herrera	USAA Federal Savings Bank	156010C02300CO
(NAME)	(NAME)	
7405 E Colony Dr.	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TN 78288	
(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, I, John Clint Baggett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Miguel A. Herrera and wife, Jennifer N. Herrera, 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. 23 on the Plan of East Colony at Riverbend, as of record in Plat Book 7900, Page 733, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John Clint Baggett, by Warranty Deed from Jack I. Rosen, recorded on the 21st day of August, 2003, of record in Instrument No. 20030821-0121791, Register's Office for Davidson County, Tennessee.

Katie Cunningham Baggett, spouse of the above named John Clint Baggett, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS conveyance is restrictive covenants of record in Book 5354, Page 765, Book 5403, Page 5, Book 7199, Page 119 and Book 9792, Page 20, Register's Office for Williamson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 7405 E Colony Dr., Nashville, TN 37221
(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 my hand this 25th day of March, 2011.

John Clint Baggett

Katie Cunningham Baggett

File No.: 1011
TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 25th day of March, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Clint Baggett**,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

** and wife, Katie Cunningham Baggett*

WITNESS my hand and Notary Seal at office the day and year above written.



My Commission Expires:

_____

Notary Public,