BILL GARRETT, Davidson County
Trans:T20110054270 DEEDWARR
Recvd: 09/01/11 13:54 2 pgs
Fees:13.00 Taxes:499.13
20110901-0067919

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 134,900.00
Mary Baird, Affiant
Subscribed and sworn before me this the
1 Day of September, 2011.
Brandi Wells, Deputy Register

GUST,

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon Lee and Judy Magnolia Hunter, husband and wife	SAME (NAME)	02100029800
608 Old Powder Mill Road (ADDRESS)	(ADDRESS)	
Ashland City, Tn 37015 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Susie M. Baird, Trustee of The Baird Family Trust, under the Memorandum of Trust in Book 10850, page 239, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gordon Lee and Judy Magnolia Hunter, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 18 ON THE PLAN OF MORGAN ESTATES, SECTION TWO, OF RECORD IN BOOK 5200, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JOE M. BAIRD AND WIFE, SUSIE M. BAIRD, TRUSTEES OF THE BAIRD FAMILY TRUST, UNDER THE MEMORANDUM OF TRUST OF RECORD IN BOOK 10850, PAGE 239 BY QUITCLAIM DEED FROM JOE M. BAIRD AND WIFE, SUSIE M. BAIRD OF RECORD IN BOOK 10850, PAGE 241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOE M. BAIRD HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6149 Clarksville Pike, Joelton, TN 37080
(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/our hand(s) this 29th day of August, 2011.

WARRANTY DEED
(Continued)

Susie M. Baird Trustee
Susie M. Baird, Trustee of The Baird Family Trust,
under the Memorandum of Trust in Book 10850,
page 239

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susie M. Baird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of The Baird Family Trust, under the Memorandum of Trust in Book 10850, page 239, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 29th day of August, 2011.

Notary Public

My Commission Expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Witness my hand and official seal, at office, on this the 29th day of August, 2011.

Susie M. Baird
Susie M. Baird, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susie M. Baird, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of August, 2011.

Notary Public

My Commission Expires: 11-7-6

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011