WARRANTY DEED

Return to: Realty Title & Escrow
1283 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-17-12 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY KATHLEEN TOMLINSON My Commission Expires January 17, 2012

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander K. Baldridge	~~Alexander K. Baldridge~~ Masna Bank	07412008400
(NAME)	(NAME) P.O. Box 1725	
3820 Plantation Drive	~~3820 Plantation Drive~~	
(ADDRESS)	(ADDRESS) Memphis TN 38187	
Hermitage, TN 37076	~~Hermitage, TN 37076~~	
(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, Michael Ray, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alexander K. Baldridge and Amanda Kate Lovelace, 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:

Being Lot Number 536 on the Plan of Hermitage Hills, Section 5, as of record in Plat Book 3300, page 1 and 2, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

0048654

Being the same property conveyed to Michael Ray, by deed of record in Instrument No. 20110624-~~0048654~~-0048654, Register's Office for Davidson County, Tennessee.

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

This property is neither the principal residence of Grantor nor his spouse or any dependent.

unimproved ☐

This is improved ☒ property, known as 3820 Plantation Drive, Hermitage, 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 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.

BILL GARRETT, Davidson County
Trans:T20110066602 DEEDWARR
Recvd: 10/25/11 09:25 2 pgs
Fees:13.00 Taxes:462.50
20111025-0082825

Witness my hand this 19th day of October, 2011.

Michael Ray

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 Michael Ray with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of October, 2011.

Commission expires:

Notary Public

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County