WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120001823 DEEDWARR
Recvd: 01/09/12 11:27 2 pgs
Fees: 13.00 Taxes: 499.50
20120109-0002116

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 11·5·2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott A. Baker	Scott A. Baker	07508026300
(NAME)	(NAME)	
2996 Melbourne Terrace	2996 Melbourne Terrace	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David Ray McClenathan and Lynn Allen McClenathan and Connie Jo Blomme and Carol Ann Thomason**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Scott A. Baker and Patrica Ann Baker, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 586 on the Plan of Tulip Grove Subdivision, Section 13, of record in Plat Book 6050, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

The said Dorothy McClenathan died on 02/05/2007, leaving Loren R. McClenathan the sole surviving tenant by the entirety.

The said Loren R. McClenathan died testate on 05/14/2011 devising subject property to David Ray McClenathan, Lynn Allen McClenathan, Connie Jo Blomme and Carol Ann Thomason as evidenced by the Last Will and Testament of Loren R. McClenathan filed in Document No 11P926, in the Probate Court Clerk's Office for Davidson County.

All matters as set forth per Plat Book 6050, Page 46, said Register's Office.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 709 - 711 Frankfort 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 December, 2011.

David Ray McClenathan
by John P. Brown III atty in fact

David Ray McClenathan
by John P. Brown III atty in fact

Lynn Allen McClenathan
by John P. Brown III atty in fact

Connie Jo Blomme
by John P. Brown III atty in fact

Carol Ann Thomason
by John P. Brown III atty in fact

State Of Tennessee
County of Wilson

On this 30th day of December, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared John P. Brown III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of David Ray McClenathan, Lynn Allen McClenathan, Connie Jo Blomme and Carol Ann Thomason, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Book Instrument No. 20120109000211.5, Register's Office of Davidson County, Tennessee.

Witness my Hand and official seal at Mt Juliet, Tennessee, this 30th day of December, 2011

DONNA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public
My Commission Expires: 8/13/15

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122