# WARRANTY DEED

Kasey Kelchner Notary Public State of Tennessee My Comm. Exp. 1/21/2013 Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
1677 1

**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 |
|---|---|---|
| Robert Berard | Robert Berard | 74-4-119 |
| 334 Raymond Hodges Rd. ~~747 Linden Green Drive~~ (NAME) | 334 Raymond Hodges Road (NAME) | |
| Cottontown TN 37048 ~~Hermitage, TN 37076~~ (ADDRESS) | Cottontown TN 37048 (ADDRESS) | |
| (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, Phillip Baumgart, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Berard, _____, 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. 142 on the Plan of Revised Plan of Lots 130, 131, 132, 141, 142, 144, Reserved Parcel "C" and a tract marked "Hermitage Swimming Club, Inc. of Hermitage Hills Section 12m of record in Plat Book 5210, Page 119, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phillip Baumgart, by deed of record in Instrument No. 20120119-0005242 Register's Office for Davidson County, Tennessee.

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

~~Title to the property is vested in Grantor by Warranty Deed of record in Book _____, Page _____ in the Register's Office for Davidson County, Tennessee.~~

unimproved ☐

This is improved ☒ property, known as 747 Linden Green 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:T20120004433 DEEDWARR
Recvd: 01/19/12 10:38 2 pgs
Fees:13.00 Taxes:92.50
20120119-0005256

Witness my hand this 6th day of January, 2012.

Phillip Baumgart

~~STATE OF TENNESSEE~~

~~COUNTY OF DAVIDSON~~

~~On this the 6th day of January, 2012, before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Phillip Baumgart and who acknowledged that he executed the same as the free act and deed of the said Phillip Baumgart, through Power of Attorney granted him by the said Phillip Baumgart~~

~~Witness my hand and official seal at Nashville, Tennessee this 6th day of December, 2012.~~

~~Commission expires:~~

~~Notary Public~~

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 Phillip Baumgart 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 6th day of January 2012.

Commission expires:

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Notary Public