BILL GARRETT, Davidson County
Trans:T20120004797 DEEDWARR
Recvd: 01/20/12 11:00 2 pgs
Fees:13.00 Taxes:1002.33
20120120-0005699

JANE GRAZE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $270,900.00

Affiant

Subscribed and sworn to before me, this 13th day of January, 2012.

Notary Public

My commission expires: 8/16/14

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Byrd Baggett, III	**New Owner**	**Map 146, Group 12-0, Parcel 112.00**
505 Barrywood Drive		
Nashville, TN 37220		

FOR AND IN 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 ACKNOWLEDGE, WE,

Richard B. Kahre and wife, Pamela Gayle Kahre

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Byrd Baggett, III and Jeanne Baggett, 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:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Crieve Hall Estates, Section Two, as of record in Book 2133, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard B. Kahre and Pamela Gayle Davidson, by Warranty Deed, from Thomas L. Moore and wife, Karen M. Moore of record in Book 10948, page 788, Dated May 22, 1998. Richard B. Kahre and Pamela Gayle Davidson (now known as Pamela Gayle Kahre), by Quitclaim Deed conveyed said property to M. Norris Jenkins, Trustee, and by same Quitclaim Deed, for the express purpose of making a re-conveyance to create a tenancy by the entirety, M. Norris Jenkins, Trustee, reconveyed said property to Richard B.Kahre and wife, Pamela Gayle Kahre as tenants by the entirety, of record in Instrument No. 20011018-0113837, dated October 17, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Plat Book 2133, Page 45, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2146, page 138 and Book 2153, page 523, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metro Book 6342, page 476, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 505 Barrywood Drive, Nashville, TN 37220.

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 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 13th day of January, 2012.

Richard B. Kahre

Richard B. Kahre

Pamela Gayle Kahre

Pamela Gayle Kahre

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Richard B. Kahre and Pamela Gayle Kahre , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2012.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/18/2012

File #: **120011DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027