BILL GARRETT, Davidson County
Trans:T20120089298 DEEDWARR
Recvd: 11/21/12 14:23 2 pgs
Fees:13.00 Taxes:40.70

20121121-0107637

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,000.00

Glenn C. Williams
Affiant

Subscribed and sworn to before me, this 21ST DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 NUMBER(S)
Baggett General Contractors	Same as new owner (NAME)	04309006900
P O Box 143 (ADDRESS)	(ADDRESS)	
Cottontown, TN 37048 (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 Stewart Building Group, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Baggett General Contractors, 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. 19 ON BLOCK "A" ON THE MAP OF OVERLOOK ESTATES, OF RECORD IN BOOK 843, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO STEWART BUILDING GROUP, LLC, BY DEED FROM JAMES TIPPITT, OF RECORD BY INSTRUMENT NO. 20070731-0090685 AND SCRIVENER'S AFFIDAVIT OF RECORD BY INSTRUMENT NO. 20070920-0112598, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

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

unimproved (X)
This is improved ( ) property, known as 241 Lovell Street, Madison, TN 37115
(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 21st day of November, 2012.

WARRANTY DEED
(Continued)

Stewart Building Group, LLC

BY: _____
Curtis Stewart, President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Curtis Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be President of Stewart Building Group L.L.C., the within named bargainor, a limited liability company, and that such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of Stewart Building Group L.L.C. as President.

Witness my hand and official seal, at office, on this the 21st day of November, 2012.

_____
Notary Public

My commission expires: 11/03/15

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

