WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130013772 DEEDWARR
Recvd: 02/19/13 14:39 2 pgs
Fees:13.00 Taxes:443.67

20130219-0016487

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,911.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylvia Wilson	First Community Mortgage, Inc.	135140c05600 CO
(NAME)	(NAME)	
508 Titan Court	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, Samuel M. Baker and wife, Susan M. Baker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sylvia Wilson, an unmarried woman, 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. 56 on the Plat of Ransom Village, R15, Residential P.U.D. of record in Plat Book 7900, Page 833 and 834, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Samuel M. Baker and wife, Susan M. Baker, by deed of record in Instrument Number 20050907-0107130 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel M. Baker and wife, Susan M. Baker, by deed of record in Instrument Number 20050907-0107130, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of record in Plat Book 7900, Pages 833 and 834, Register's Office for Davidson County, Tennessee. Restrictive covenants contained in an instrument of record in Book 9525, Page 187 and Book 9647, Page 72, Register's Office for Davidson County, Tennessee. Sewer Line Easement of record in Book 7097, Page 157, Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 7640, Page 522, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 6594, Page 983, Book 6865, Page 79, Book 7196, Page 239and Book 9195, Page 132, Register's Office for Davidson County, Tennessee. Non-Disturbance Agreement of record in Book 7193, Page 253, Register's Office for Davidson County, Tennessee. Charter for Home Owners Association of record in Book 7877, Page 973, Book 8170, Page 947 and Book 8550, Page 766 Register's Office for Davidson County, Tennessee. Drainage Easement of record in Book 9653, Page 153 and Book 9195, Page 125, Register's Office for Davidson County, Tennessee. Easement to South Central Bell of record in Book 6803, Page 287, Register's Office for Davidson County, Tennessee. By Laws if records in Book 9525, Page 210, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements.

unimproved ☐

This is improved ☒ property, known as 508 Titan Court, Antioch, TN 37013

(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 our hands this 8th day of February, 2013.

Samuel M. Baker

Susan M. Baker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel M. Baker and wife, Susan M. Baker,, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 8th day of February, 2013.

Commission expires:



Notary Public