Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0179HV

BILL GARRETT, Davidson County
Trans:T20130059571 DEEDWARR
Recvd: 07/12/13 13:01 3 pgs
Fees:18.00 Taxes:462.50
20130712-0072330

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of June, 2013.

Notary Public
Commission Expires: 8/16/14

JANE GRAZER NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Raelonda W. Wynn 101 Dry Creek Pointe Ct. Goodlettsville, TN 37072	Same address c/o new owner	033.04-0B-040.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Melinda L. Hackney as to a one-fourth (1/4) undivided interest, Sharon G. Frost as to a one-fourth (1/4) undivided interest, James A. Bolin as to a one-fourth (1/4) undivided interest , and Winfred Bolin, Jr. as to a one-fourth (1/4) undivided interest

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raelonda Wynn, 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:

Being Lot No. 40 on the Plan of Dry Creek Pointe - Section One of record in Plat Book 7900, Page 737, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James F. Baggett and wife, Sarah B. Baggett by Warranty Deed from Fox Ridge Homes, Inc., dated September 1, 1995 and filed for record September 20, 1995 in Book 9799, Page 814, Register's Office for Davidson County, Tennessee. Deed Abolishing Tenancy by Entireties and establishing tenants in common subsequently recorded in Book 10141, Page 677, Register's Office for Davidson County, Tennessee. James F. Baggett having since died January 14, 2010.

Further being the same property conveyed from Melinda L. Hackney, Executrix for the Estate of James F. Baggett by Quitclaim Deed to Melinda L. Hackney and Sharon G. Frost with a life estate to Sarah B. Baggett, in James F. Baggett's right, title and interest, dated July 8, 2011 and filed for record July 18, 2011 in Instrument NO. 20110718-0054593, Register's Office for Davidson County, Tennessee. Sarah B. Baggett having since died September 15, 2012.
Order Admitting Will to Probate (Sarah Bolin Baggett) for Muniment of Title of record in Inst. No. 201303080023324 devising the ½ interest of Sarah Bolin Baggett to James A. Bolin and Winfred Bolin, Jr. each a ¼ undivided interest.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 101 Dry Creek Pointe Ct., Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of June, 2013.

Melinda L. Hackney

Melinda L. Hackney

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melinda L. Hackney** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at HENDERSONVILLE, Tennessee this 27th day of June, 2013.

Angela A. Ramsey

Notary Public
My Commission Expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

Sharon G. Frost

Sharon G. Frost

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sharon G. Frost** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at HENDERSONVILLE, Tennessee this 27th day of June, 2013.

Angela A. Ramsey

Notary Public
My Commission Expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

James A. Bolin

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James A. Bolin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at HENDERSONVILLE, Tennessee this 27th day of June, 2013.

Notary Public
My Commission Expires: 4/23/2014

Winfred Bolin, Jr.

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Winfred Bolin, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at HENDERSONVILLE, Tennessee this 27th day of June, 2013.

Notary Public
My Commission Expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014