WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130096010 DEEDWARR
Recvd: 11/12/13 09:05 2 pgs
Fees:13.00 Taxes:2364.30
20131112-0116480

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-2016

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles T. Wright	Same as new owner	131-06-0F-021.00 CO
(NAME)	(NAME)	
16 Thorndale Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(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, ROLAND BAGGOTT AND WIFE, NICOLE BAGGOTT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO CHARLES T. WRIGHT AND ASHLEY D. WRIGHT, 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(s) 21, as shown on the map entitled Burton Hills Village of Abbeywood, Tract 21, of record as Plat Book 6900, page 223, amended in Book 7147, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROLAND BAGGOTT and wife, NICOLE BAGGOTT, by deed from DEBORAH B. FLACK and husband, LEWIS D. FLACK III, of record as Instrument No. 20040913-0110130, dated August 26, 2004, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled Burton Hills, Village of Abbeywood, Tract 21, of record as Plat Book 6900, page 223, amended in Book 7147, page 423, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 16 Thorndale Ct., Nashville, TN 37215

(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 November, 2013.

Roland Baggott

Nicole Baggott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roland Baggott and Nicole Baggott, the within named bargainors, 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 _____ this 8th day of November, 2013.

Notary Public

My Commission Expires: 8/20/14

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.