File No. 130986

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130102957 DEEDWARR
Recvd: 12/09/13 12:49 2 pgs
Fees: 13.00 Taxes: 581.46
20131209-0124814

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November 2013.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Wayne Macintyre	Farmington Financial Group, LLC	110-00-0-136.00
(NAME)	(NAME)	
3524 Earhart Rd.	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Joshua C. Baber and Michael D Baber, both unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin Wayne Macintyre, a single man, 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, more particularly described as follows:

BEGINNING at a point in the center of Earhart Road, said point being South 529.8 feet from the intersection of the center line of said Earhart Road and Hessey Road, said point also being the southeast corner of the property conveyed to Charles E. Koch, et ux by deed from Billy V. Hilgadiack, et ux, of record in Book 4010, Page 10, Register's Office for Davidson County, Tennessee; thence South 86 degrees 25 minutes West, 968.0 feet to a point; thence South 4 degrees 15 minutes West, 137.6 feet to a point; thence North 86 degrees 25 minutes East, 1015.0 feet to a point in the center line of Earhart Road; thence with the center line of Earhart Road, North 16 degrees 22 minutes West, 142.0 feet to the point of beginning.

BEING the same property conveyed to Joshua C. Baber and Michael D. Baber, both unmarried, by Warranty Deed from Patricia Evans Stinson, unmarried, dated 9/18/00 and recorded 10/12/00 in Instrument Number 20001012-0101467, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3524 Earhart Rd., Mount Juliet, TN 37122

(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

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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 22nd day of November, 2013

Joshua C. Baber

Michael D Baber

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua C. Baber and Michael D Baber, both unmarried, the bargainor(s), 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 this 22nd day of November, 2013.

Commission expires:

Notary Public

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016