Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0121HV

BILL GARRETT, Davidson County
Trans:T20140036206 DEEDWARR
Recvd: 05/23/14 09:45 2 pgs
Fees:13.00 Taxes:462.13
20140523-0044554

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of May, 2014.

Notary Public
Commission Expires: SEP 20 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
James C. Akers, III 241 Lovell Street Madison, TN 37115	Freedom Mortgage Corp PO Box 8001 Fishers, IN 46038	043-09-0-069.00

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,

Baggett General Contractors

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

James C. Akers, III, an unmarried person

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. 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 the same property conveyed to Baggett General Contractors, by Warranty Deed from Stewart Building Group, LLC, dated 11/21/12 and recorded 11/21/12 in Instrument No. 20121121-0107637; and being a portion of the same property previously conveyed to Stewart Building Group, LLC, by Warranty Deed from James Tippitt, dated 7/24/07 and recorded 7/31/07 in Instrument No. 20070731-0090685, as corrected by Scrivener's Affidavit dated 9/19/07 and recorded 9/20/07 in Instrument No. 20070920-0112598, in the Register's Office of Davidson County, Tennessee.

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: 241 Lovell Street, Madison, TN 37115.

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 9th day of May, 2014.

Baggett General Contractors

BY: Gerry J. Baggett, Partner

BY: Jason D. Baggett, Partner

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gerry J. Baggett** 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, and who further acknowledged that he is the **Partner** for **Baggett General Contractors** and that he is authorized by **Baggett General Contractors** to execute this instrument of its behalf as such **Partner.**

Witness my hand and official seal at Hendersonville, Tennessee this 9th day of May, 2014.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 10-18-16

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jason D. Baggett** 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, and who further acknowledged that he is the **Partner** for **Baggett General Contractors** and that he is authorized by **Baggett General Contractors** to execute this instrument of its behalf as such **Partner.**

Witness my hand and official seal at Hendersonville, Tennessee this 9th day of May, 2014.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 10-18-16

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066