BILL GARRETT, Davidson County
Trans:T20140039536 DEEDWARR
Recvd: 06/05/14 09:30 2 pgs
Fees:13.00 Taxes:505.05

20140605-0048783

WARRANTY DEED

CHRISTINE MARIE WESTMAAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Brenda C Lehman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2014.

Christine Marie Westmaas
Notary Public

MY COMMISSION EXPIRES: 5/30/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rima Taylor	United Wholesale Mortgage LLC.	07510008300
(NAME)	(NAME)	
8219 Gordon Lane	1414 East Maple Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joseph D. Baker Jr. and Jeanna M. Baker, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rima Taylor and Travis Taylor, Wife and Husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 133 on the plan of Hermitage Estates, as of record in Plat Book 3300, pages 70-71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph D. Baker, Jr. and wife, Jeanna M. Baker by Warranty Deed dated 05/12/2000 from James R. Lewis and wife, Janice H. Lewis of record in Book 3300, Page 70, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 3300, Page 70 and Plat Book 3300, Page 71, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8219 Gordon Lane, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 4th day of June, 2014.

Joseph D. Baker Jr.

Jeanna M. Baker

State of Tennessee
County of Wilson

Personally appeared before me Joseph D. Baker Jr. and Jeanna 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of June, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122