WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/14 16:06 3 pgs
Fees:18.00 Taxes:1106.30
20140718-0064146

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/18/17

(AFFIX SEAL)

KRISTI MINTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie Evans LeMieux	New Owners	07215027500
(NAME)	(NAME)	
1506 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Cindy Baines and Bethani Baines Hawkins**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Leslie Evans LeMieux**, 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 part of Lot No. 12 on the Map of Sharpe and Horn's 6th Addition of record in Plat Book 332, Page 118, Register's Office for Davidson County, Tennessee and part of Lot Nos 18 and 19 on the Map showing M. P. Estes' Subdivision of Lot Nos. 1, 2, 4 to 9 inclusive and part of Lots 10 thru 13 in Sharpe and Horn's 6th Addition, of record in Plat Book 843, page 39, said Register's Office and described together according to a survey of Hal T. Swann, Jr., Surveyor, dated November 4, 1961, as follows: Beginning at an iron pin in the westerly margin of Riverside Drive at a point 150 feet more or less north of the northerly margin of McKenney Avenue; thence leaving said Drive, westerly 316 feet more or less to a point, which point is 140.2 feet more or less north of the northerly margin of McKenney Avenue; thence northerly 46.5 feet more or less to an iron pin; thence easterly 335.9 feet more or less to a point in the westerly margin of Riverside Drive; thence with the margin of the same southerly 50 feet to the point of beginning.

Being the same property conveyed to Bethanie Baines, an unmarried woman and Cindy Baines, an unmarried woman, as joint tenants with rights of survivorship by Warranty Deed dated 10/16/2009 from Gary W. Glasgow, Wanda Gail Haithcock, Lisa Carol Kendall, Charles Thomas Glasgow and Phillip Randall Glasgow, as the heirs and devisees of Bessie L. Burnett and Gary W. Glasgow, individually of record in Instrument 200911030101374, Register's Office for Davidson County, Tennessee.

The said Bethanie Baines and Bethani Baines-Hawkins being one and same person.

This conveyance is subject to All matters as set forth per Plat Book 332, Page 118, Plat Book 843, Page 39, said Register's Office.

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 1506 Riverside Drive, Nashville, TN 37206
(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 16th day of July, 2014.

Cindy Baines

Cindy Baines

Bethani Baines Hawkins

Bethani Baines Hawkins

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cindy Baines, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of July, 2014.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: May 16, 2015

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bathani Baines-Hawkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of July, 2014.

Kristi Minton 9/18/17

KRISTI MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public
My Commission Expires: 9/18/17

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Kristi Minton, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: 9/18/17