WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140058936 DEEDWARR
Recvd: 08/12/14 09:49 2 pgs
Fees:13.00 Taxes:2349.50

20140812-0072537

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $635,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF AUGUST, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7015C CLARK

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP/PARCEL
Bennett Wade Clark and Hannah Clark	~~Same~~ Primary Residential Mortgage, Inc.	116000 19200
4701 Hessey Road	~~1480 North 2200 West~~	
Mt. Juliet, TN 37122	Salt Lake City, UT 84116	

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 ACKNOWLEDGE, WE,

JOSEPH DAVID BAKER, AND WIFE, WANDA C. BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BENNETT WADE CLARK, AND WIFE, HANNAH CLARK

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, as follows: Beginning at an old iron rod twenty-five feet from the centerline and in the North margin of Hessey Lane, also being the Southeastern most corner of the T.H. Felts property described in QCD 5300, Page 988, and being the Southwestern most corner of the Henry Miller, et ux., property as evidence in Deed Book 6003, Page 355. Thence; along said margin of Hessey Lane, North 84° 02' 08" West a distance of 300.00 feet to a new iron rod, being the common corner with the remaining portion of said T.H. Felts Heirs tract. Thence; North 06° 51' 07" East a distance of 979.73 feet to a new iron rod being on the common line with W. Wayne TR Property as evidence in Deed Book 7606, Page 901. Thence; with the Leroy line and generally along an old fence, South 81° 41' 19" East a distance of 302.25 feet to an old iron rod at a fence post. Thence; continuing with the fence and the Leroy line, North 84° 34' 39" East a distance of 47.75 feet to an old iron rod beside an old corner post. Thence; with the Henry and Marilyn Miller line Deed Book 4756, Page 398, South 05° 32' 27" West a distance of 254.26 feet to an old iron rod in the fence line. Thence; South 08° 22' 38" West a distance of 69.58 feet to an old iron rod in a fence. Thence; along the Henry Miller, et ux. line in Deed Book 6003, Page 355, North 83° 50' 33" West a distance of 50.00 feet to an old iron rod. Thence; South 08° 22' 29" West a distance of 337.37 feet to an old iron rod. Thence; South 05° 44' 15" West a distance of 316.01 feet to the point of beginning. Said tract contains 7.05 acres more or less.

Being the same property conveyed by Quitclaim Deed from Bill B. Baker, now a single person to Joseph David Baker, now a single person as recorded on the 9th day of February, 1999 in Deed Book 11334, Page 270 and Warranty Deed from Louise D. Felts to Bill B. Baker as recorded on the 29th day of July, 1997 in Deed Book 10547, Page 38, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Deed establishing a Boundary Line recorded in Book 4101, Page 465.

This is improved property known as 4701 Hessey Road, Mt. Juliet, TN 37122

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 7th day of August, 2014.

Joseph David Baker

Wanda C. Baker

Wanda C. Baker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOSEPH DAVID BAKER AND WANDA C. BAKER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Nashville, Tennessee, this 7th day of August, 2014.

Notary Public

CHAD T. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

My Commission Expires: _____

File #: 14-7015C CLARK