Davidson County	DEEDWARR
Recvd: 10/03/14 15:29	2 pgs
Fees:13.00 Taxes:758.50	
20141003-0092003	

141386

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 1st day of October, 2014.

Notary Public
My commission expires: 3/6/18

WILLIAMSON COUNTY
DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC

02-1407-49107

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason W. Baggett 4485 Jackson Rd. Whites Creek TN 37189	New Owner	032-00-0-027.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dwayne W. Bailey and wife, Edith A. Bailey, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jason W. Baggett and Lindsay Baggett, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land located in the 10th Civil District of Davidson County, Tennessee, and being Tract Five as described according to a survey of Jackson Road Tracts by G. Barry Greer and Associates dated February 9, 1973, and being more particularly described as follows, to-wit:

Beginning at a point being at the northwest corner of the Pioneer Christian School property as of record in Book 4604, page 22, said Register's Office, at the easterly margin of Jackson Road; thence along the margin of Jackson Road N 14° 08' W 84.74 feet to a point being the northwest corner of this tract and the southwest corner of Tract Four; thence N 86° 15' E 1005.7 feet to a point in the rear line being the northeast corner of this tract and the southeast corner of Tract Four; thence S 04° 22' W 850.3 feet along the rear line of said tract to an existing iron pin at the southeast corner of said tract; thence N 66° 37' W along a wire fence 418.8 feet to a post; thence N 00° 15' E 28.5 feet to a post; thence N 73° 33' W 549.1 feet to a post (last call being erroneously omitted from prior deed); thence S 83° 27' W 45.9 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 6.03 acres.

Being the same property conveyed to Dwayne W. Bailey and wife, Edith A. Bailey by deed from Robert E. Bell and wife, Avis Jean Bell, dated March 25, 1999, recorded April 6, 1999, of record in Book 11416, Page 118, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4485 Jackson Rd., Whites Creek, TN 37189

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1st day of October, 2014.

Dwayne W. Bailey

Edith A. Bailey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dwayne W. Bailey and Edith A. Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 1st day of October, 2014.

State of Tennessee at Large

My Commission expires:
12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017