P15-20517

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 243,000.00. C Nichols Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Jan., 2015. Notary Public MY COMMISSION EXPIRES: 3-3-15 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	

J. CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires March 3, 2015

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth M. Baldwin and Susan H. Bailey	Guaranty Trust Company #415	
528 Bonerwood Court	3500 Parkway Lane	14710020800
Nashville, TN 37211	Norcross GA 30092	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Katherine C. LaDage, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth M. Baldwin, an unmarried woman and Susan H. Bailey, a married woman**

HEREINAFTER CALLED THE GRANTEE, HER 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. 40 on the Plan of Section Two, Parkview Estates of record in Plat Book 3700, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katherine C. LaDage, married, by Warranty deed from Tiffany Ann Smith and husband, Derek Smith of record in Instrument No. 20101101-0087149 Register's Office for Davidson County, Tennessee, dated October 29, 2010 and recorded on November 01, 2010.

Jeremiah LaDage joins in the execution of this instrument to convey any interest he may have in the property to the Grantee as spouse of the Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **528 Bonerwood Court, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20150009182 DEEDWARR
Recvd: 02/05/15 10:50 2 pgs
Fees:13.00 Taxes:899.10
20150205-0010928

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 do 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 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 the 30th day of January, 2015.

Katherine C. Ladage by Jaime Waldschmidt attorney in fact
Katherine C. LaDage by Jaime Waldschmidt, Attorney-in-Fact

Jeremiah Ladage by Jaime Waldschmidt attorney in fact
Jeremiah LaDage by Jaime Waldschmidt, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Jaime Waldschmidt**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Katherine C. LaDage and Jeremiah LaDage,** and who acknowledged that she executed the same as the free act and deed of **Katherine C. LaDage and Jeremiah LaDage.** Witness my hand and official seal this 30th day of January, 2015.

Notary Public

My Commission Expires: March 6, 2016

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE