WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MIS-1574

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150059906 DEEDWARR
Recvd: 07/22/15 14:50 3 pgs
Fees: 18.00 Taxes: 1106.30
20150722-0071978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

David S. Hobbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of July, 2015

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES:
8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 131 Maple Row Blvd., Suite E500, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
David S. Hobbs and Alicia E. Hobbs	Churchill Mortgage Corporation	014 00 0 046.06
(NAME) 3610 Stagner Road a/k/a 7229 Bidwell Rd	(NAME) 761 Old Hickory Blvd. Ste 400	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Nine Thousand And No/100 Dollars ($299,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Friedrich W. Baggett, an unmarried man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David S. Hobbs and Alicia E. Hobbs, husband wife**, 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:

PARCEL A:

Two Tracts of Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by D. E. Boner & E. Medlin, Surveyors, April 12, 1963, as follows:

Tract No. 1: Beginning at a point on the westerly margin of Bidwell Road North 2 deg. 30' East 3250 feet from the northwest corner of said road and Old Clarksville Pike; thence with the westerly margin of said road, North 2 deg. 30' East 150 feet; thence North 87 deg. 30' West 791.35 feet thence South 2 deg. 29' West 150 feet; thence South 87 deg. 30' East 791.31 feet to the beginning, containing 2.72 acres, more or less.

Tract No. 2: Beginning at a point on the westerly margin of Bidwell Road North 2 deg. 30' East 3100 feet from the northwest corner of said road and Old Clarksville Pike; thence with the westerly margin of said road, North 2 deg. 30' East 150 feet; thence North 87 deg. 30' West 791.31 feet; thence South 2 deg. 29'
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West 150 feet; thence South 87 deg. 30' East 791.26 feet to the beginning, containing 2.72 acres, more or less.

PARCEL B:

Being Two Tracts of Land in the 14th Civil District of Davidson County, Tennessee described according to a survey made by D. E. Boner & E. Medlin, Surveyors, April 12, 1963, as follows:

Tract No. 1: Beginning at a point on the westerly margin of Bidwell Road North 2 deg. 30' East 2950 feet from the northwest corner of said road and Old Clarksville Pike; thence with the westerly margin of said road, North 2 deg. 30' East 150 feet; thence North 87 deg. 30' West 791.26 feet; thence South 2 deg. 29' West 150 feet; thence South 87 deg. 30' East 791.22 feet to the beginning, containing 2.72 acres, more or less.

Tract No. 2: Beginning at a point on the westerly margin of Bidwell Road North 2 deg. 30' East 2800 feet from the northwest corner of said road and Old Clarksville Pike; thence with the westerly margin of said road, North 2 deg. 30' East 150 feet; thence North 87 deg. 30' West 791.22 feet; thence South 2 deg. 29' West 150 feet; thence South 87 deg. 30' East 791.17 feet to the beginning, containing 2.72 acres, more or less.

Included in the above described property but expressly excluded therefrom is 4.0 acres, more or less, conveyed to the State of Tennessee by Deed of record in Book 4536, Page 186, Register's Office for Davidson County, Tennessee.

Included in the above described property but expressly excluded therefrom is that certain tract of Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Final Plat of Apple & Bradley Lot, 7229 Bidwell Rd., of record as Instrument No. 20030108-0003663, Register's Office for Davidson County, Tennessee.

Also included in the above description but expressly excluded from this conveyances is the following described property:

Land in the 14th Civil District of Davidson County, Tennessee.

Beginning at a point in the West margin of Bidwell Road, said point being Glen R. Jackson's northeast corner; thence with Jackson's North Boundary North 83 degrees 07 minutes West 15 feet, more or less, to a point which is 40 feet West of the center of said road; thence North 6 degrees 53 minutes East 300 feet to Thomas E. Butler's South Boundary Line; thence with said boundary line South 83 degrees 07 minutes East 15 feet, more or less, to the said margin of Bidwell Road; thence with said margin South 6 degrees 35 minutes West 300 feet to the point of beginning and containing 4,500 square feet. This being the same property vested in the State of Tennessee by a Judgment of the Third Circuit Court for Davidson County, Tennessee in the Case of State of Tennessee, et. al. vs. William Joseph Nelms, et. al Docket B-6999, of record in Book 4579, Page 442, R.O.D.C.

Being the same property conveyed to Friedrich Baggett, unmarried by Warranty Deed from Estate of Nathan J. Crutchfield, Jr. dated April 1, 2014 and recorded April 4, 2014 in Instrument No. 20140404-0027982, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7229 Bidwell Rd, Joelton, TN 37080

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, has 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 17th of July, 2015.

Friedrich W. Baggett

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Friedrich W. Baggettthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of July, 2015.

Notary Public

My Commission Expires: February 6, 2017

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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