BILL GARRETT, Davidson County
Trans:T20150068796 DEEDWARR
Recvd: 08/17/15 09:33 2 pgs
Fees:13.00 Taxes:512.08
20150817-0082172

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $138,400.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2015

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
The 523 Old Lebanon Dirt Road PO Box 160772 Joelton, TN 37216	New Owner	08600028100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald Dean Baysinger Jr.,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Amanda Dean Trustee of The 523 Old Lebanon Dirt Road Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Marguerite Wright Smith Property of record in Plat Book 5200, Page 776, 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 Paul A. Miers, unmarried by Warranty deed from James L. Burris and wife, Jean M. Burris of record in Book 10096, page 485, Register's Office for Davidson County, Tennessee, dated June 21, 1996 and recorded on June 24, 1996. (Value or consideration shown in aforementioned deed $91,900.00.)

Being the same property conveyed to Paul Miers and Donald Dean Baysinger, Jr. by Quitclaim deed from Paul Miers of record in Instrument No. 200210087-0122387 Register's Office for Davidson County, Tennessee, dated October 3, 2002 and recorded on October 8, 2002. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Donald Dean Baysinger, Jr. by Warranty deed from Paul Miers of record in Instrument No. 20111230-0102152 Register's Office for Davidson County, Tennessee, dated October 28, 2011 and recorded on December 30, 2011. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 523 Old Lebanon Dirt Road Hermitage, TN 37076.

This property is improved property known as 523 Old Lebanon Dirt Road, Hermitage, TN, 37076

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 14th day of August, 2015.

Donald Dean Baysinger Jr.

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 **Donald Dean Baysinger Jr.** the bargainor(s), with whom I am personally acquainted or proved to me 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 Franklin, Tennessee, this the 14th day of August, 2015.

Notary Public

My Commission expires: 3-8-16

FILE NO: 2015073788

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.