WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150070298 DEEDWARR
Recvd: 08/20/15 11:25 2 pgs
Fees:13.00 Taxes:628.63
20150820-0084011

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$169,900.00.**

Affiant

Subscribed and sworn to before me this 19 day of August 2015.

Notary Public
My Commission expires: (Affix Seal)

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Erin E. Mercer-Swayze and Jacob Lee Swayze	New Owner	006-00-0-036.03
2459 Baker Road		
Goodlettsville, TN 37072		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, Successor Trustee for The Lovell Baker Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Erin E. Mercer-Swayze and Jacob Lee Swayze, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A tract of land situated about 5-1/2 miles north of Goodlettsville, in the 10th Civil District, and described according to a survey by Odo E. Rhodes, surveyor, September 19, 1963, as follows:

Beginning at the southwest corner in the center of Bakers Station Road; said point being westerly with the center of road 1901 feet from a walnut tree in the east boundary line of the Myers tract at the south edge of road; thence N. 53-3/4 deg. E, with Myers and just south of a drain 460 feet to twin cherries in the right of way line the L&N R.R.; thence N. 28 deg. W. with the R.R. 200 feet to a stake; thence S. 49 deg. W. with Myers 583 feet to the center of Bakers Station Road; thence S. 69-1/2 deg. E. 176.5 feet with road to the beginning.

Being the same property conveyed to Andy Maloney, as Trustee for The Baker Lovell Trust, from Michael Eugene Bise and Clarice Scalf Bise, husband and wife, by deed on October 27, 2014, of record in Instrument Number 20141028-0099094, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee of the Baker Lovell Trust.

The property is subject to any and all existing easements and restrictions as shown of record .

This is improved property known as: **2459 Baker Road, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 19, 2015.

The Lovell Baker Trust

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Successor Trustee for The Lovell Baker Trust,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 19, 2015

My commission expires 5-5-19

Emmalyn G Hendrick
Notary Public

