WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 2015.

Notary Public

MY COMMISSION EXPIRES: 12-6-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason R. Horner	New Owner	
(NAME)	(NAME)	
9563 Highway 96		178 36
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, WE, **DAVID F. BALDWIN AND WIFE, SARA BALDWIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON R. HORNER,** 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:

Land in the 9th Civil District of Davidson County, Tennessee, on the west side of Tennessee Highway No. 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner dated June 26th, 1970, and being more particularly described as follows: Beginning at a point at the intersection of the westerly margin of Tennessee Highway No. 96 and the northerly line of the property conveyed to Maggie B. Allison as recorded at Page 242 of Book 548 in the Register's Office for Davidson County; thence in a southwesterly direction with Maggie B. Allison's northerly boundary and with the meanders of a fence south 54 1/2 deg. west 1058.2 feet to the center of East Fork Creek; thence in a northerly direction with the meanders of the center line of East Fork Creek north 21 deg. 41' west 299 feet; thence leaving East Fork Creek in an easterly direction parallel to Allison's northerly boundary north 54 1/2 deg. east 912.2 feet to a point in the westerly margin of Highway No. 96; thence with the westerly margin of Highway No. 96 in a southeasterly direction with a curve to the left, the said curve having a cord of south 49 deg. 54' east 299.8 feet, a length of three hundred feet to the point of beginning, containing 6 1/2 acres more or less.

Being the same property conveyed to David F. Baldwin and Sara Baldwin by deed from Lewis Hooper and wife, Margaret Hooper, dated March 13, 2008 of record in Instrument No. 20080320-0028260, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes and all easements and restrictions of record.

unimproved
This is improved x property, known as 9563 Highway 96, Franklin, TN 37064
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 09/02/15 15:08 3 pgs
Fees:18.00 Taxes:1787.10
20150902-0089597

Witness my hand this 20th day of August, 2015.

DAVID F. BALDWIN

SARA BALDWIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David F. Baldwin and wife, Sara Baldwin, the bargainors, 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 Nashville, Tennessee this 20th day of August, 2015.

Commission expires:

Notary Public

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

