Davidson County DEEDWARR
Recvd: 10/20/15 14:48 2 pgs
Fees:13.00 Taxes:554.96

20151020-0106676

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

LAURIE M HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adrianita R. Mullins Jamie L. Knight	Franklin Synergy Bank	182060a25700co
(NAME)	(NAME)	
8309 Ramstone Way	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Grover L Baity III and Jessica Baity, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Adrianita R. Mullins, unmarried and Jamie L. Knight, unmarried, as joint tenants with the right of survivorship, 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 Davidson County, Tennessee, being all of Lot No. 209, on the Final Plat, Old Hickory Hills, Phase Two-Section Four, as shown by plat appearing of record in Instrument No. 20041220-0151235, of the Register's Office of Davidson County, Tennessee, to which plat reference is herby made for more complete details of said lot.

Being the same property conveyed to Grover L. Baity, III and wife, Jessica Baity by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20050805-0092433, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8309 Ramstone Way, Antioch, TN 37013
(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.

Witness my/our hands this 15th day of October, 2015.

Grover L Baity III

Jessica Baity

State of Tennessee
County of Williamson

Personally appeared before me Grover L Baity III and Jessica Baity, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of October, 2015.

Notary Public
My Commission Expires:

File No.: 10024

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018