#10168

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: 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
Sarah Milkie Milo Rodriguez	Peoples Home Equity, Inc.	07212016500
(NAME)	(NAME)	
2004 Piedmont Ave.	5205 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood TN 37027	
(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, **David E. Baker and Randall O. Baker,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sarah Milkie, unmarried and Milo Rodriguez, unmarried, as joint tenants with 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 Lot No. 175 and the easterly one-half of Lot No. 174 on the Map of Dalewood, Section III, as of record in Book 1835, Page 20, Register's Office for said County.

Said Lot No. 175 and part of Lot No. 174 adjoin and front together 115 feet on the south side of Piedmont Avenue and run back between lines 155.4 feet on the east line and 157 feet on the west line, to a dead line on which they measure 100 feet.

Being the same property conveyed to David E. Baker adn Randall O. Baker, by deed of record in Instrument No. 20071130-0139077, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property has never been used as the Grantors primary residence.

BILL GARRETT, Davidson County
Trans:T20150102406 DEEDWARR
Recvd: 12/03/15 13:39 2 pgs
Fees:13.00 Taxes:647.50
20151203-0121994

unimproved ☐

This is improved ☑ property, known as 2004 Piedmont Ave., Nashville, TN 37216

(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 1st day of December, 2015.

David E. Baker

Randall O. Baker

State of Tennessee
County of Williamson

Personally appeared before me Randall O. Baker and David E. Baker with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of December, 2015.

Notary Public
My Commission Expires:

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