BILL GARRETT, Davidson County
Trans:T20160006929 DEEDWARR
Recvd: 01/27/16 08:35 2 pgs
Fees:13.00 Taxes:1350.50
20160127-0007623

ADDRESS NEW OWNERS and SEND TAX BILLS:
STEPHEN W. GOLIO and wife, TRICIA E. GOLIO
579 Hogans Branch Road
Hendersonville, TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER: 43 - 1 - 28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **WILLIAM P. BAEDER and wife, LINDA M. BAEDER,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **STEPHEN W. GOLIO and wife, TRICIA E. GOLIO,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, Being Lots Nos. 3, 4 and 5 of Block "E" on the Map of Eastlawn Subdivision, of record in Book 547, Pages 153 and 154, Register's Office for said County.

SAID Lots Nos. 3, 4 and 5 adjoin and front together 150 feet on the easterly side of a 25-foot avenue adjacent to the Gallatin Pike on the east, and run back between lines, 117 feet on the south line of Lot 3 and 120 feet on the north line of Lot 5, to a dead line on which they measure 150 feet.

Included in the above description, but specifically excluded therefrom, is that part of the property sold to the State of Tennessee, of record in Book 2538, Pag 181, Register's Office for said County, for the widening of Gallatin Pike.

BEING part of the same property conveyed to William P. Baeder and wife, Linda M. Baeder, from Earl E. Scruggs and wife, Louise Scruggs, by deed recorded August 29, 1985 in Book 6642, Page 75, Register's Office for Davidson County, Tennessee.

This is improved property known as 1106 Gallatin Road North, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

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37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 21 day of January, 20156.

WILLIAM P. BAEDER

LINDA M. BAEDER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, WILLIAM P. BAEDER and wife, LINDA M. BAEDER, the within named 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 at office this 21 day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 6/16/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $365,000.00.

AFFIANT

Subscribed to and sworn before me, this the 21 day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 6/16/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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