Davidson County DEEDWARR
Recvd: 01/29/16 13:01 3 pgs
Fees:18.00 Taxes:943.50
20160129-0008913

ADDRESS NEW OWNERS and SEND TAX BILLS:
JAY K. BAKER and wife,
SUSAN E. BAKER
1853 Fox Chase Dr
Goodlettsville, TN 37072

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

MAP PARCEL NUMBER:
7 - 143

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, **B. STANLEY DOUGLAS and wife, KIMBERLY DOUGLAS,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **JAY K. BAKER and wife, SUSAN E. BAKER,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Fox Chase Meadows of record in Book 5200, Page 194, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
>
> BEING the same property conveyed to B. Stanley Douglas from Michael J. Madden and wife, Tamara K. Madden, by deed recorded March 12, 2003 in Instrument No.20030312-0032848, Register's Office for Davidson County, Tennessee. Kimberly Douglas, wife of B. Stanley Douglas, joins in this conveyance for the purpose of transferring all her marital right, title and interest in said property.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 1853 Fox Chase Drive, Goodlettsville, Tennessee 37072.

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.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
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 29 day of January, 2016.

B. STANLEY DOUGLAS

KIMBERLY DOUGLAS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, B. STANLEY DOUGLAS and wife, KIMBERLY DOUGLAS, 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 29 day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 6/6/17

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

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for ~~this transfer~~ is $255,000.00.

AFFIANT

Subscribed to and sworn before me, this the 29th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Certificate of Authenticity

I, Crystal Santi, 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 Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

My Commission Expires: 9-10-18.

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY