BILL GARRETT, Davidson County
Trans:T20160010405 DEEDWARR
Recvd: 02/08/16 10:25 2 pgs
Fees:13.00 Taxes:74.00
20160208-0011752

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$20,000.00** (Twenty Thousand).

Jeremy Baker
AFFIANT

Subscribed to and sworn before me this 5th day of February, 2016.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (NOTARY SEAL)

NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires OCT. 18, 2016

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Jeremy Baker and Tracy Baker<br>7284 US-41 Alt.<br>Chapmansboro, TN 37075 | **SAME AS NEW OWNERS** | Part of<br>00400003700<br>(Tract #2) |

# WARRANTY DEED

FOR AND IN 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, I/WE, **SARAH KATHRYN HUNTER AND HUSBAND, DENNIS WAYNE HUNTER,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JEREMY BAKER AND TRACY BAKER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

**TRACT # 2:**

**Land in the 14th Civil District of Davidson County, Tennessee, being a portion of that property conveyed to Vernon Lain and wife, Alyce Lain, by deed of record in Book 1198, Page 782, Register's Office for Davidson County, Tennessee.**

**Beginning at a P K. nail in the center of Whites Creek Pike, a corner to H.D. Neeley, the S.E. corner of this tract and continuing as follows:**

**S 46 degrees 40' W, 62.70 feet to an iron pin in the line of H.D. Neeley; thence S 71 degrees 12' W, 422.49 feet to an iron pin in the line of H.D. Neeley; thence S 82 degrees 28' W, 397.62 feet to a stone, a corner to George Dugger in the line of H.D. Neeley; thence N 4 degrees 26' E, 114.00 feet to an iron pin in the line of Dugger; thence N 81 degrees 10' E, 558.70 feet to an iron pin at the base of a Cedar tree; thence N 71 degrees 01' E, 217.60 feet to an iron pin in the West margin of said pike; thence N 51 degrees 24' E, 32.80 feet to a P K nail in the center of said pike; thence S 38 degrees 36' E, 76.06 feet to the beginning, containing 1.99 acres as surveyed by H-K & Associates, dated January 11, 1977.**

**Being part of the same property conveyed to Sarah Kathryn Hunter by deed from William G. Wilkerson, Trustee, of record in Instrument #20111213-0096959, Register's Office for Davidson County, Tennessee.**

**Dennis Wayne Hunter, spouse of Sarah Kathryn Hunter, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**8411 WHITES CREEK PIKE**<br>**JOELTON, TN 37080(Tract #2 )** |
|---|---|---|

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: 4 4.H 4 SH GTE File: 2016024105

**WITNESS,** this 5th day of February, 2016

Sarah Kathryn Hunter
**Sarah Kathryn Hunter**

Dennis Wayne Hunter
**Dennis Wayne Hunter**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 5th day of February, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sarah Kathryn Hunter and Dennis Wayne Hunter** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 5th day of February, 2016.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2016024105