Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160028288 DEEDWARR
Recvd: 04/07/16 10:36 2 pgs
Fees:13.00 Taxes:658.60
20160407-0033367

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 42264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY EIGHT THOUSAND AND 00/100 ($178,000.00) DOLLARS, cash in hand paid by ASHLEY ARLEDGE and AUSTIN LEE ARLEDGE, wife and husband receipt of which is hereby acknowledged, we, RICKY P. BAKER and wife, THERESA L. BAKER, have bargained and sold, and by these presents transfer and convey unto the said ASHLEY ARLEDGE and AUSTIN LEE ARLEDGE, wife and husband, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 454, on the Plan of Highlands of Tulip Grove, Section 2, as of record in Book 4675, Page 93, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Rick P. Baker and wife, Theresa L. Baker by Quitclaim Deed from Juanita M. Binkley, dated March 29, 2001 and of record in Instrument No. 20010403-0031850, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Baton Rouge Court.
>
> This conveyance is subject to all matters shown on a plat of record in Plat Book 4675, Page 93, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ASHLEY ARLEDGE and AUSTIN LEE ARLEDGE, wife and husband, their heirs and assigns, forever. And we do covenant with the said ASHLEY ARLEDGE and AUSTIN LEE ARLEDGE, wife and husband, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2016 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said ASHLEY ARLEDGE and AUSTIN LEE ARLEDGE, wife and husband, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 1st day of April, 2016.

RICKY P. BAKER

THERESA L. BAKER

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, RICKY P. BAKER and wife, THERESA L. BAKER, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 1st day of April, 2016.

NOTARY PUBLIC

My Commission Expires: _____

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $178,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 1st day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. AUSTIN LEE ARLEDGE
FAMC
4100 Tower Cr. #400
Franklin, TN 37064

Parcel Id No.. 075 11 0 036.00