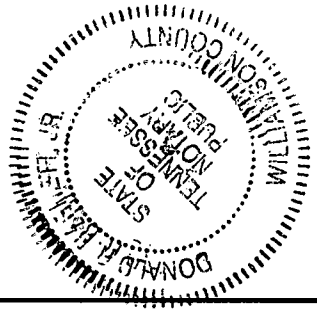
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/29/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James S. Baggett	New Owner	161010A02500CO
(NAME)	(NAME)	
P. O. Box 27		
(ADDRESS)	(ADDRESS)	
Beersheba Springs, TN 37305		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160044132 DEEDWARR
Recvd: 05/25/16 14:12 2 pgs
Fees:13.00 Taxes:395.90
20160525-0052703

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amanda R. McCaslin, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James S. Baggett and Kelly H. Baggett, husband and wife,** , hereinafter called the GRANTEE(S), 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. 5326#1 on the Plan of Danbury of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Danbury Homeowner's Association, all as described in Book 6612, Page 75, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda R. McCaslin by Warranty Deed from Mary D. Morris dated April 25, 2005 and recorded May 4, 2005 of record in Instrument No. 20050504-0049618, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Book 6612, Page 122, in the Register's Office for Davidson County, Tennessee.
Rights of the Co-Owners of BVT Country Place, LTD in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 6612 on Pages 75 , inclusive, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute.
NOTE: The Master Deed provides, among other things for assessments to be made against each unit/apartment, and for each such unpaid delinquent assessments to constitute a lien.
Lease Agreement recorded on February 10, 1977 as Book 5114, Page 39 in the Register's Office for Davidson County, Tennessee.

Easement recorded on December 28, 1984 in Book 6461, Page 530 in the Register's Office for Davidson County, Tennessee.
Charter of Danbury Homeowners' Association recorded on August 8, 1985 in Book 6625, Page 510 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5326 Edmondson Pike, #1, Nashville, TN 37211
(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 GRANTEE(S), 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), 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 hand this 17th day of May, 2016.

Amanda R. McCaslin

Amanda R. McCaslin

State of Tennessee
County of Williamson

Personally appeared before me Amanda R. McCaslin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of May, 2016.

Notary Public
My Commission Expires: 8/20/17

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027