STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00.

X Ronnie K. Pigg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2016.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G16-5233D

BILL GARRETT, Davidson County
Trans:T20160055003 DEEDWARR
Recvd: 06/28/16 11:44 2 pgs
Fees:13.00 Taxes:342.25
20160628-0065838

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ronnie K. Pigg (NAME)	New Owner (NAME)	08700005700
4243 Central Pike (STREET ADDRESS)	205 Berrywood Drive (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Smyrna, TN 37167 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Bryan P. Baldwin and Debra Ann Baldwin, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronnie K. Pigg**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land referred to in this commitment is described as all that certain property situated in the County of Davidson, and State of Tennessee and being described in a deed dated October 21, 1996 and recorded October 23, 1996 in Book 10233, page 962 among the land record of the County and State set forth above, and referenced as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being a tract of land situated in the Fourth Civil District of said county on the North side of Central Pike, Hermitage, Tennessee, more particularly described as follows: Beginning at the Southeast corner of the property owned by Robert Sircy and wife, Alene, and running thence in a Northerly direction 412 feet to the Northeast corner of the said Robert Sircy property; thence in an Easterly direction 100 feet to a point, thence 412 feet in a Southerly direction along the Western boundary of the Harry Nichols property; to the Central Pike, thence in a Westerly direction along the said Central Pike to the point of beginning, being 100 feet, containing approximately 1 acre, more or less.

BEING the same property conveyed to Bryan P. Baldwin and Debra Ann Baldwin, husband and wife as joint tenants with right of survivorship and not as tenants in common from Bryan P. Baldwin, a married man who acquired title as a single man, and joined by his spouse Debra Ann Baldwin, by Quit Claim Deed dated February 16, 2006, as Instrument No. 20060223-0021186, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

5-233

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4243 Central Pike, Hermitage, TN 37076.

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

Witness my/our hand(s) this 23rd day of June, 2016.

x Bryan P. Baldwin
Bryan P. Baldwin

June 23, 2016
Date

x Debra Ann Baldwin
Debra Ann Baldwin

June 23, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Bryan P. Baldwin and Debra Ann Baldwin, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of June, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066