BILL GARRETT, Davidson County
Trans:T20160067004 DEEDWARR
Recvd: 08/03/16 15:07 2 pgs
Fees:13.00 Taxes:691.90
20160803-0080455

**Prepared By & Return To:**
Tennessee Title Services, LLC
720 A South Church Street
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of July, 2016

Notary Public

Commission Expires: 7/2/17

MELODY P. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Lauren J. Bates<br>1202 Snead Drive<br>Murfreesboro, TN 37128 | NEW OWNER | 133-06-0-223.00 |

**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,

**Steven W. Feldman, widowed, an undivided one-third (1/3) interest and Kent E. Baggett and wife, Sherry G. Baggett, an undivided one-third (1/3) interest, and Van P. Baggett and wife, Susan Baggett, an undivided one-third (1/3) interest** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Lauren J. Bates and Steven Eric Bates, wife and husband and Michael Dillingham and Jacquelyn Dillingham, husband and wife**

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 in Davidson County, Tennessee, being Lot No. 5 on the Plan of Floral Park, as of record in Book 3842, Page 16, Register's Office for said County.

Said Lot No. 5 fronts 79 feet on the east side of Floral Drive and extends back 178.3 feet on the south line, 180.1 feet on the north line, to the rear line on which it measures 79 feet thereon.

NOTE: this call was shown as "70" in current and prior deed.

BEING the same property conveyed to Earl Hunter Baggett and wife, Edna Poole Baggett, by Warranty Deed from K.R. Stanfill and wife, Jean Stanfill, dated 8/4/66 and recorded 8/5/66 in Book 4043, Page 571, in the Register's Office of Davidson County, Tennessee. The said Earl Hunter Baggett having since died, thereby vesting subject property solely in Edna Poole Baggett as surviving tenant by the entirety. Said property having been further conveyed to Steven W. Feldman and wife, Ann B. Feldman, an undivided one-third (1/3) interest; Kent E. Baggett and wife, Sherry G. Baggett, an undivided one-third (1/3) interest; and Van P. Baggett and wife, Susan Baggett, an undivided one-third (1/3) interest, with Edna P. Baggett reserving a life estate, by Quitclaim Deed from Edna P. Baggett, a single woman, dated 5/6/05 and recorded 6/9/05 in Instrument No. 20050609-0065833, and corrected by Correction Quitclaim Deed dated 6/20/05 and recorded 6/24/05 in Instrument No. 20050624-0072722, said Register's Office. See also Quitclaim Deed in Instrument No. 20150804-0076807, said Register's Office.
The said Edna P. Baggett having since died on May 1, 2016.
The said Ann B. Feldman having since died, hereby vesting her portion solely in the name of her husband Steven W. Feldman

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3612 Floral Drive, Nashville, TN 37211.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of July, 2016.

Steven W. Feldman by Kent Baggett, as his Attorney in Fact
Steven W. Feldman by Kent Baggett, his Attorney in Fact

Kent E. Baggett
Kent E. Baggett

Sherry G. Baggett
Sherry G. Baggett

Van P. Baggett
Van P. Baggett

Susan Baggett
Susan Baggett

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Kent Baggett, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said Kent Baggett, to me known to be the person who executed the same as the free act and deed of the said Steven W. Feldman and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said Steven W. Feldman and appearing of record in Record Book _____, page _____, in the Register's Office for Rutherford County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee this ~~28th~~ 1st day of ~~July~~ August, 2016.

Notary Public
My Commission Expires: 7/2/17

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steven W. Feldman and Kent E. Baggett and Sherry G. Baggett and Van P. Baggett and Susan Baggett**
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 at Murfreesboro, Tennessee this ~~28th~~ 1st day of ~~July,~~ August, 2016.

Notary Public
My Commission Expires: 7/2/17

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY