WARRANTY DEED

File #16381

PATRICK B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 4, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00

Kristen Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2016.

Patrick Smith
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 8/4/20

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia Haughton-Baldridge		-132-01-0-009.00
(NAME)	(NAME)	
1003 Maplehurst Ln	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160099843 DEEDWARR
Recvd: 11/10/16 15:26 2 pgs
Fees:13.00 Taxes:1359.75
20161110-0119312

FOR AND 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, **David C. Sholes and Jill M. Sholes, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julia Haughton-Baldridge and Roland Keith Baldridge, wife and husband,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the Northerly Part of Lot No. 3 and the Westerly Part of Lot No. 4, a Triangular Part of Block No. 14, on the Plan of College Park of record in Plat Book 843, Page 29, said Register's Office, to which said parts adjoin and are described separately as follows:

Said Northerly part of Lot No 3 fronts 55 feet on the South side of Maplehurst Avenue and runs back 141.5 feet, more or less, on the West line and 140 feet on the East line, to the North line, which measures 55.9 feet thereon of the property conveyed to Tom H. Southerland and wife, by deed from William M. Merry and wife, of record in book 2994, page 222, said register's office.

Said part of Lot No. 4 is described as follows: Beginning at an iron stake in the Southerly margin of Maplehurst Avenue being the Northeast comer of Lot No. 3 and the Northwest corner of Lot No. 4; thence South 1438' West, 140 feet with the original property line between Lots No 3 and 4; thence South 882' East, 9 feet to an iron pin; thence North 115' East, 138.1 feet to the point of beginning.

Being the same property conveyed to David C. Sholes and Jill M. Sholes, husband and wife, as tenants by the entirety by Quitclaim deed from David C. Sholes and Jill Miranda, now known as Jill M. Sholes of record in Instrument No. 20130701-0067430 Register's Office for Davidson County, Tennessee, dated June 17, 2013 and recorded on July 01, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 1003 Maplehurst Ln, Nashville, TN 37204
(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 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. 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 8th day of November, 2016.

David C Sholes by Jill M Sholes, attorney in fact

David C. Sholes by Jill M. Sholes, his attorney in fact.

Jill M. Sholes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jill M. Sholes**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **David C. Sholes** for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for **David C. Sholes**, and is authorized by **David C. Sholes** to execute this instrument on his/her behalf.

This the 8th day of November, 2016.

My Commission Expires: 8.4.2020

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jill M. Sholes,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2016.

My commission expires: 8.4.2020

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027