BILL GARRETT, Davidson County
Trans:T20160100874 DEEDWARR
Recvd: 11/15/16 14:28 2 pgs
Fees:13.00 Taxes:925.00
20161115-0120480

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-1042HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of November, 2016.

Notary Public
Commission Expires: 11-20-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tracy D. Taylor 1281 Goodmorning Dr. Nashville, TN 37207	Mortgage Research Center, LLC ISAOA 1400 Veterans United Drive Ste 19A Columbia, MO 65203	141-03-0A-102.00 CO

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,

Baggett General Contractors, a Tennessee General Partnership

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tracy D. Taylor ,married man

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. 40 on the Plan of Vantage Pointe, Section Two, of record in Instrument Number 20060406-0040015, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING PART OF the same property conveyed to Baggett General Contractors, a Tennessee General Partnership, by Warranty Deed from Jack S. McCanless, Jr., dated 4/25/14 and recorded 4/29/14 in Instrument Number 20140429-0035797, Register's Office for Davidson County, Tennessee.

The above referenced property is not the primary residence of the grantor.

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: 1281 Goodmorning Dr., Nashville, TN 37207.

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 8th day of November, 2016.

Baggett General Contractors, by Jason D. Baggett, Partner

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public in and for said County and State, Jason D. Baggett with whom I am personally acquainted and who proved himself to be the Partner of Baggett General Contractors, a Tennessee General partnership, the bargainor, an who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 8th day of November, 2016.

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

(Notary Seal)

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20