Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-1262HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20170012591 DEEDWARR
Recvd: 02/10/17 14:06 2 pgs
Fees:13.00 Taxes:832.50
20170210-0014303

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of January, 2017.

Notary Public
Commission Expires: 11-20-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Cansino-Chigo 907 Snow Ave. Madison, TN 37115	Farmington Mortgage, a divsion of Capstar Bank ISAOA 2002 Richard Jones Road Ste 300A Nashville, TN 37215	043-02-0-036.00

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,

Terry William Baggett, a married man

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

Jessica Cansino-Chigo, an unmarried woman

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 part of Lot No. 28 on the Plan of Dixie Food Company's Subdivision, as of record in Book 161, page 113, and Book 332, Page 51, both in the Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning at a point in the westerly margin of Snow Avenue, 120 feet southerly from the southwest corner of the intersection of Park and Snow Avenues. the southeast corner of the property conveyed to D. N. Covington and wife, Atlas Palmer Covington, by deed from George P. Howell and William H. Howell, of record in Book 2486, page 425, Register's Office for said County; thence westwardly along the southerly line of said Covington property 294.5 feet, more or less, to a point, the southwest corner of said Covington Property; thence South 6 deg. 50 min. East 105 feet to a point; the northwest corner of the property conveyed to Jack B. Baird and wife, Sarah S. Baird, by deed from George P. Howell and William H. Howell, of record in Book 2453, page 217, said Register's Office; thence eastwardly along the northerly line of said Baird property 300 feet, more or less, to a point in the westerly margin of said Snow Avenue, the northeast corner of said Baird property; thence with the margin of said Snow Avenue northwardly 120 feet more or less, to the beginning.

BEING the same property conveyed to Terry William Baggett, a married man, by Warranty Deed from Gerry J. Baggett, a married man, dated 5/31/13 and recorded 6/12/13 in Instrument No. 20130612-0060009, in the Register's Office of Davidson County, Tennessee.

Mauricia Baggett spouse of Terry William Baggett joins in the execution of this instrument to convey her marital interests, if any, in subject property.

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: 907 Snow Ave., Madison, TN 37115.

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 27th day of January, 2017.

Terry William Baggett

Mauricia Baggett

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mauricia Baggett and **Terry William Baggett, a married man** 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 Hendersonville, Tennessee this 27th day of January, 2017.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

(Notary Seal)