Return to:

This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL NO: 148060062.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Michael W. Crick
219 Melmack Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20170036959 DEEDWARR
Recvd: 05/02/17 12:34 2 pgs
Fees:13.00 Taxes:629.00
20170502-0043078

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **PHYLLIS H. BAGGETT AND NICKEY R. BAGGETT, WIFE AND HUSBAND**, "Grantors", have this day bargained and sold and do hereby transfer and convey unto **MICHAEL W. CRICK, UNMARRIED MAN**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 56, on the Plan of Murray Heights, as shown by plat appearing of record in Plat Book 2663, page 37, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Nickey R. Baggett and wife, Phyllis H. Baggett, by Warranty Deed from William O. Smith and wife, Nancy E. Smith, dated December 12, 1986, appearing of record in Book 7081, page 489, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 2663, page 37; and Restrictive Covenants, Conditions and Restrictions of Murray Heights Subdivision of record in Deed Book 2706, page 329; Register's Office for Davidson County, Tennessee.

This is improved property known as 219 Melmack Dr., Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantors to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 28th day of April, 2017.

Phyllis H. Baggett

Nickey R. Baggett

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Phyllis H. Baggett and Nickey R. Baggett**, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 28th day of April, 2017.

NOTARY PUBLIC

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4/20/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$170,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28th day of April, 2017.

NOTARY PUBLIC

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4/20/20