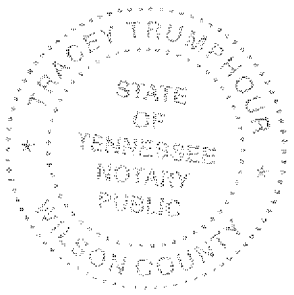
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.14.19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janet L. Curtis, Trustee of the Janet L. Curtis Revocable Lisving Trust U/A/D August 16, 2004	Janet L. Curtis, Trustee of the Janet L. Curtis Revocable Lisving Trust U/A/D August 16, 2004	
(NAME)	(NAME)	
3032 Lakeshore Drive	3032 Lakeshore Drive	05312017100
(ADDRESS)	(ADDRESS)	Davidson County DEEDWARR Recvd: 07/10/17 14:26 3 pgs Fees:18.00 Taxes:740.00
Old Hickory, TN 37138	Old Hickory, TN 37138	**20170710-0069205**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Douglas Baird Jr., a married man, Linda S. Keeton, a married woman, and Wanda F. McClanahan, a single woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Janet L. Curtis, Trustee of the Janet L. Curtis Revocable Lisving Trust U/A/D August 16, 2004**, hereinafter called the GRANTEE(S), 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 Northwest part of Lot No. 6 of Section 2 on the Plan of the Map of Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property Known as Dupontonia, of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Beginning at the common corner of Lots Nos. 5 and 6 in the center line of Lakeshore Drive, formerly Pitts Ave; thence Southerly along the line between Lots Nos. 5 and 6 358.4 feet; thence Easterly 90.3 feet to the southwest corner of the land conveyed to Aubray Cassetty, by deed from Laura Cassetty and husband, of record in Book 954, Page 410, said Register's Office; thence along Aubray Cassetty's West line, North 360 feet to the centerline of Lakeshore Drive; thence with the line of the same, Westerly 75 feet to the point of beginning.

Being the same property conveyed to Linda Sue Baird Keeton and Wanda Faye Grandstaff Mcclanahan and Douglas Baird, Jr., by Quitclaim Deed from Mary Lou Baird, unmarried, reserving for myself a Life Estate, dated September 20, 2011 and recorded September 20, 2011 of record in Instrument No. 20110920-0072920, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 843, Page 56, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage recorded on

November 2, 2001 as Book 9509, Page 650 in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3034 Lakeshore Drive, Old Hickory, TN 37138

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 5th day of July, 2017.

Douglas Baird Jr.

Linda S. Keeton

Wanda F. McClanahan

State of Tennessee
County of Wilson

Personally appeared before me Douglas Baird Jr., Linda S. Keeton, and Wanda F. McClanahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of July, 2017.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPLOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

