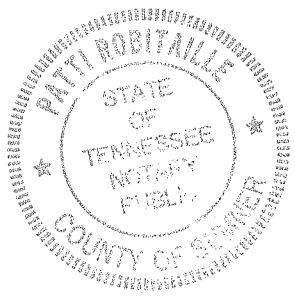
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 05/22/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christy Baggett	Christy Baggett	025-04-0-022.00
(NAME)	(NAME)	
213 N Main St	213 N Main St	025-04-0-009.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/20/17 14:48 3 pgs
Fees:18.00 Taxes:1461.50
20170720-0073598

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, **Tara's Antiques, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Christy Baggett and Herman Diaz-Barriga, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being two tracts of land in the City of Goodlettsville, Tennessee and more particularly described by Bruce Rainey & Associates, October 2, 1984, as follows:

TRACT I:

Beginning at an iron pin on the easterly margin of Link Street, S.W. corner of this tract; thence N 10 deg. 52' 06" W 62.27 feet to a set iron pin; thence N. 76 deg. 08' 58" E 88.41 feet to the right-of-way of Dickerson Pike; thence with a curve on the westerly margin of said Dickerson Pike in a southerly direction S 11 deg. 14' 17" E, on said curve with a radius of 2165.40, 62.19 feet to a point; thence N 76 deg. 06' 50" E. 88.81 feet to the point of beginning.

TRACT II:

Beginning at an iron pin on the westerly margin of Link Street, common corner to Joe D. Adams of record in Book 4968, Page 726, Register's Office for Davidson County, Tennessee, thence with westerly margin of Link Street, S 10 deg. 52' 06" E 58.91 feet to a set iron pin, thence S 80 deg. 47' 54" W 102.13 feet to a set iron pin; thence N 04 deg. 02' 59" E 63.06 feet to a set iron pin, and corner with Adams; thence N 82 deg. 27' 43" E 86.00 feet to the point of beginning.

Being the same property conveyed to Tara's Antiques, LLC by Warranty Deed dated 12/20/2001 from James E. Waller, married of record in Instrument 20011270142677, Register's Office for Davidson County, Tennessee.

Subject to County of Davidson and City of Goodlettsville taxes for the year 2017 and subsequent years, a lien not

yet ascertainable, due or payable.

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 120 N Main Street, Goodlettsville, TN 37072
120 Link Street, Goodletsville, TN 37072
(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), their heirs and/or 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), their heirs and/or 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 13 day of July, 2017.

TARA'S ANTIQUES, LLC, A TENNESSEE CORPORATION

Rick Bellar
Managing Member

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Rick Bellar with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Tara's Antiques, LLC and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Managing Member.

WITNESS my hand and seal this 13th day of July, 2017.

Notary Public Patti Robitaille
My Commission Expires: 05/22/2019

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

True Copy Certification

I, Patti Robitaille, do hereby make oath that I am a licensed 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.

Patti Robitaille

Signature

State of Tennessee

County of WILLIAMSON

Personally appeared before me, Michelle Lee Pepper a notary public for this county and state, Patti Robitaille who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle Lee Pepper

Notary's Signature

My Commission Expires: May 22, 2019

Notary' Seal (if on paper)

