BILL GARRETT, Davidson County
Trans:T20170077418 DEEDWARR
Recvd: 09/05/17 11:17 2 pgs
Fees:13.00 Taxes:1021.20
20170905-0090928

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF TN
The actual consideration or value, whichever is greater, for this transfer is $276,000.00.

Affiant

Subscribed and sworn to before me, this 31 **day of** August, **2017.**

Notary Public
My commission expires:

Emmily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

04-1708-56560

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ben T. Baggett	Ben T. Baggett	051-11-0-020.00
213 Wellington Drive	213 Wellington Drive	
Nashville TN 37112	Nashville TN 37112	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerry D. Armour and wife, Jane K. Armour**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ben Terrell Baggett and Asimwe Baggett, husband and wife**, hereinafter called the Grantees, their successors 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. 106, on the Plan of Oakland Acres, Section 8, of record in Book 2854, Page 78, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry D. Armour and wife, Jane K. Armour by deed from Brownie E. Harvey et vir, Fred J. Harvey, dated June 9, 1986, recorded June 12, 1986, of record in Book 6884, Page 728, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 213 Wellington Drive, Nashville, TN 37112.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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 30 day of August, 2017.

Jerry D. Armour

Jane K. Armour

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jerry D. Armour and Jane K. Armour**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Smyrna,~~ TN, this 30 day of August, 2017.

Mt. Juliet

Notary Public
State of Tennessee at Large

My Commission expires:

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020