Bill Garrett Davidson County
Batch# 386 DEEDWARR
09/12/2017 12:45:38 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20170912-0093307

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$650,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th day of September, 2017.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 05/30/2018
(AFFIX SEAL)

ZACHARY K. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason and Anita Swayze 3635 Earhart Road Mount Juliet, TN 37122	F&M Bank 221 Indian Lake Blvd Hendersonville, TN 37075	110.00-0-115.00 AND 110.00-0-065.00

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, we,

Ann Marie Baker NKA Ann Marie Baker Mitchell and husband, Roger Mitchell

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jason Samuel Swayze, unmarried and Anita Carol Swayze, unmarried, as tenants in common with right of survivorship

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:

Please see attached Exhibit "A" for the legal description

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to Septic Letter of record in Book 5925, Page 115, Register's Office of Davidson County, Tennessee
3) Any and all restrictions, conditions, and easements of record.

This is improved/unimproved property known as: **3635 Earhart Road, Mount Juliet, TN 37122**
(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 GRANTEES, their heirs and assigns, forever; and we do 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 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 hand(s) this 8th day of September, 2017.

Ann Marie Baker Mitchell

Roger Mitchell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ann Marie Baker Mitchell and husband, Roger Mitchell, with whom I am personally acquainted, (or who 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, at office, this 8th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 05/30/2018

ZACHARY K. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

Exhibit "A"

Map and Parcel: 110.00-0-115.00

Tract I:
Land in Davidson County, Tennessee, beginning at an iron pin in center line of Earhart Road, said point being located 0.3 miles, more or less, from the northerly margin of Stewart Ferry Pike, thence with said center line of Earhart Road North 4 degrees 30' east 230.0 feet to a point being George Mabry Southwest corner, thence leaving said Earhart Road, and with George Mabry south line south 87 degrees 10' East 790.0 feet to an iron pin, being George Mabry Southeast corner, thence with Marlin west line, an old fence, south 1 degree 00' west 259.0 feet to an iron pin in old fence line, thence leaving said fence, north 85 degrees 05' west 815.00 feet to point of beginning containing 4.5 acres, more or less.

Tract II
Land in Davidson County, Tennessee, being a part of the division of property for Mrs. Bennie Henry and described according to a survey by Murray D. Shanklin, dated February 8,1972, as follows:

Beginning at an iron pin in the northerly margin of dedicated roadway, the same being 475.92 feet east of an iron pin on the easterly margin of Earheart; thence north 8 degrees 32' east 292.82 feet to an iron pin; thence south 87 degrees 10' east 292.25 feet to an iron pin; thence along a fence row south 8 degrees 21' west 305.28 feet to an iron pin; thence north 84 degrees 33' west 292.25 feet to an iron pin, and containing 2.0 acres, more or less.

Being the same property conveyed to Larry C. Baker and wife, Ann M. Baker by Installment Deed from Orville Earheart and wife, Allie Mae Earheart dated June 23, 1982 of record in Book 5902, Page 454, Register's Office for Davidson County, TN. Property was further conveyed to Ann Marie Baker by Final Decree from Larry Cecil Baker, Docket No. 93D-1230, in the Fourth Circuit Court for the State of Tennessee, 20th Judicial District, Davidson County, dated March 25, 1993 of record in Book 9259, Page 447, Register's Office for Davidson County, TN. Ann Marie Baker and Ann M. Baker are one and the same person. Larry Cecil Baker and Larry C. Baker are and the same person.

Map and Parcel: 110-00-0-065.00

Tract III
A tract of land situated in the General Services District, 12th Council District of Davidson County, TN, according to survey made by W.T. Smith Land Surveying dated August 21st, 2017 is more particularly described as follows:

Beginning at an iron rod (set) in the east margin of Earhart Road, said rod being located South 06°37'45" West 230.79' from a wood fence post in the south line of the property conveyed to Kenneth H. Pritchett as evidenced in DB 5925, Pg. 293, RODC, TN and the north line of Tract 1 of the property being conveyed to Ann Marie Baker as evidenced in DB 9259, Pg. 447, RODC, TN; thence, leaving said margin of Earhart Road and running with the south line of tract 1 of said Ann Marie Baker property, South 83°58'59" East 495.66' to an iron rod (set), said rod being the northwest corner of tract 2, same being conveyed to Ann Marie Baker as evidenced in DB 9259, Pg. 447, RODC, TN and the northeast corner for this hereon described tract; thence with the west line of tract 2 South 11°43'01" West 292.92' to an iron rod (set) in the north margin of McDaniel lane (a dedicated roadway) as referenced in DB 9259,Pg 447, RODC, TN for said tract 2 of the Ann Marie Baker property; thence, with the north margin of McDaniel Lane North 81°24'32" West 475.11' to an iron rod (set) in said margin of Earhart Road and being the southeast corner for this tract; thence, with said margin of road North 07°42'41" East 269.26' to the point of beginning containing 135,947 S.F., or 3.211 acres more or less.

Being the same property conveyed to Larry C. Baker and wife, Ann M. Baker by Warranty Deed from Donna J. Blackmore Yates and husband, David Yates, dated July 29, 1985, of record in Book 6616, Page 773, Register's Office for Davidson County, TN. Property was further conveyed to Ann Marie Baker by Final Decree from Larry Cecil Baker, Docket No. 93D-1230, in the Fourth Circuit Court for the State of Tennessee, 20th Judicial District, Davidson County, dated March 25, 1993 of record in Book 9259, Page 447, Register's Office for Davidson County, TN. Ann Marie Baker and Ann M. Baker are one and the same person. Larry Cecil Baker and Larry C. Baker are and the same person. Roger Mitchell joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076