Bill Garrett Davidson County
Batch# 844 DEEDWARR
09/14/2017 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $625.30
20170914-0094011

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
17-1573TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of September, 2017.

Notary Public

Commission Expiration: 9-22-2020

CARRIE ANN PORTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
James M. Ladd and Wanderleia Rosa Pacheco 1945 Kimbark Drive Nashville, TN 37215	SAME AS NEW OWNER	091 13 0 342.00

WARRANTY DEED

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, I, **Ray Baker, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James M. Ladd and Wanderleia Rosa Pacheco, husband and wife,** 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:

Property known as 6014 Lenox Avenue Nashville, TN 37209, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot no. 4 on the plat showing Sub-division survey made by Norris H. Hickerson, Surveyor, March 11, 1950, described as follows:

Beginning on the northerly margin of Lenox Street at a point 173.5 feet East of the easterly margin of Balmly, or Cowan Avenue, being the corner of Lots 3 and 4; thence with the line between said two lots North 10 deg. 30 min West 95.5 feet to the southerly line of Lot No. 6 on the plat showing sub-division No. 1 of Cowden sub-division property; thence with said line Northwestwardly 56 feet to the corner of Lots Nos. 4 and 5; thence with this line between said lots South 9 deg. 45 min. East 112.5 feet to the Northerly margin of Lennox Street; thence with said street westwardly 54 feet to the beginning.

Being the same property conveyed to Ray Baker by deed from Zannie K. Gunter, unmarried, dated 03/25/1997, filed and recorded 03/26/1997, of record in Book 10393, Page 45, said Register's Office.

Tax Map and Parcel ID is as follows 091 13 0 342.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 6014 Lenox Avenue, Nashville, TN 37209

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 unemcumbered, 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 my hand this 1st day of September, 2017.

Ray Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of September, 2017, before me personally appeared **Ray Baker**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 1st day of September, 2017.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8.27.18

True Copy Certification

I, **Carrie Porter**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

