Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
318 E. College St., Ste. 105
Dickson, TN 37055
17-0395D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,900.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of September, 2017

Notary Public
My Commission Expires: 07/06/20

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: F-BR-17-7612

Bill Garrett Davidson County
Batch# 6963 DEEDWARR
10/03/2017 09:39:07 AM 2 pgs
Fees: $13.00 Taxes: $1,250.23

20171003-0101053

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rick Pease 7612 Staffordshire Drive Nashville, TN 37221	new owners	141-15-0D- 041.00-CO

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/WE,

Wallace Earl Baggett and his wife, Regena M. Baggett

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather B. Pease and Rick D. Pease, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Final P.U.D. Plan of "Sheffield" on the Harpeth, Phase 1 of record in Plat Book 6900, Page (s) 10 and 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 41 fronts 80 feet on the Northeasterly margin of Staffordshire Drive and Extends back 140 feet on the Southeasterly line and 140 feet on the Northwesterly line to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to Wallace Earl Baggett and his wife, Regena M. Baggett by Warranty deed from Randall Phillips Builders, Inc of record in Book 7253, page 850, Register's Office for Davidson County, Tennessee, dated May 29, 1987 and recorded on June 01, 1987.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7612 Staffordshire Drive, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26 day of September, 2017.

Wallace Earl Baggett

Wallace Earl Baggett

Regena M. Baggett by Wallace Earl Baggett, Attorney in fact

Regena M. Baggett
By: Wallace Earl Baggett, Attorney in fact

Wallace Earl Baggett executes this instrument on behalf of Regena M. Baggett pursuant to the Specific Power of Attorney, of record in Instrument No. 20171003-0101052, in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Wallace Earl Baggett
with whom I am personally acquainted (or 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 and official seal at Dickson, Tennessee this 26 day of September, 2017.

Notary Public
My Commission Expires:

(Notary Seal)

FRANCES WYMONETT ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DICKSON

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 26 day of September, 2017, before me personally appeared Wallace Earl Baggett, to me known to be the person who executed the foregoing instrument on behalf of Regena M. Baggett, as Attorney in Fact, and who acknowledged that he executed the same as their free act and deed of said Regena M. Baggett.

Witness my hand and official seal at Dickson, Tennessee, this 26 day of September, 2017

Notary Public

Commission Expires:

FRANCES WYMONETT ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DICKSON