Bill Garrett Davidson County
Batch# 9701 DEEDWARR
10/09/2017 01:40:50 PM 2 pgs
Fees: $13.00 Taxes: $640.10
20171009-0103351

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 59238
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Shane A. Johnson Veronica Johnson 432 K C Court Madison, TN 37115	new owners

TAX MAP PARCEL NUMBERS: 05205027800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$173,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan Baisden and DeAnna Baisden, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shane A. Johnson and Veronica Johnson, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 5, Montague Subdivision, Resubdivision of Lots 4-8, Section 2, Resubdivision of The Reserve Parcel, as shown on plat of record in Plat Book 9700, page 372, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jonathan Baisden and Deanna Baisden, husband and wife, by Warranty Deed from Sharon Lacourt, single, dated July 15, 2011 and recorded on August 1, 2011 of record in Instrument No. 20110801-0058582, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 372, said Register's Office, which Plan shows a 20 foot minimum building setback line from K-C Court, and a 10 foot easement for public utility purposes along the rear line of said lot.
A 20 foot easement for drainage purposes along the easterly side line and a designated flood plain along the rear portion of said lot along with an area to be filled.
Right of Way Agreement to Piedmont Natural Gas of record in Book 8654, page 833, said Register's Office.
Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee for sanitary sewer of record in Book 8855, page 509, said Register's Office.
Deed of Dedication to Madison Suburban Utility District of record in Book 8680, page 701, said Register's Office.

This is improved property, known as 432 K C Court, Madison, TN 37115

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of October, 2017.

Jonathan Baisden **DeAnna Baisden**

State of Tennessee

County of Davidson

On this 4th day of October, 2017, before me the undersigned authority, personally appeared Jonathan Baisden and DeAnna Baisden, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $173,000.00.

Affiant

Sworn and subscribed before me this 4th day of October, 2017.

My Commission Expires: 6/19/18

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