MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1868

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of November, 2017

Notary Public
Commission Expires: 9/10/18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bryan B. Kemp 4485 Jackson Road Whites Creek, TN 37189	New Owner	032-00-0-027.00

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/WE,

Jason W. Baggett and Lindsay Baggett, husband and wife

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

Bryan B. Kemp and Jessica R. Kemp, 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:

Land located in the 10th Civil District of Davidson County, Tennessee, and being Tract Five as described according to a survey of Jackson Road Tracts by G. Barry Greer and Associates dated February 9, 1973, and being more particularly described as follows, to-wit:

Beginning at a point being at the Northwest corner of the Pioneer Christian School property as of record in Book 4604, page 22, said Register's Office, at the Easterly margin of Jackson Road; thence along the margin of Jackson Road North 14 degrees 08' West 84.74 feet to a point being the Northwest corner of this tract and the Southwest corner of Tract Four; thence North 36 degrees 15' East 1005.7 feet to a point in the rear line being the Northeast corner of this tract and the Southeast corner of Tract Four; thence South 04 degrees 22' West 850.3 feet along the rear line of said tract to an existing iron pin at the Southeast corner of said tract; thence North 66 degrees 37' West along a wire fence 418.8 feet to a post; thence North 00 degrees 15' East 28.5 feet to a post; thence North 73 degrees 33' West 549.1 feet to a post (last cell being erroneously omitted from prior deed); thence South 83 degrees 27' West 45.9 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 6.03 acres.

Being the same property conveyed to Jason W. Baggett and Lindsay Baggett, husband and wife by Warranty deed from Dwayne W. Bailey and wife, Edith A. Bailey of record in Instrument No. 20141003-0092003 Register's Office for Davidson County, Tennessee, dated October 01, 2014 and recorded on October 03, 2014.

Bill Garrett Davidson County
Batch# 28142 DEEDWARR
11/20/2017 12:13:46 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20171120-0118847

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: 4485 Jackson Road, Whites Creek, TN 37189.

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 16th day of November, 2017.

Jason W. Baggett

Lindsay Baggett

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jason W. Baggett and Lindsay 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 _____, Tennessee this 16th day of November, 2017.

Notary Public
My Commission Expires: 9/10/18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary S