WARRANTY DEED

Bill Garrett Davidson County
Batch# 33096 DEEDWARR
12/04/2017 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20171204-0123635

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,000.00.**

Affiant

Subscribed and sworn to before me this 29th day of November, 2017

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Larry Baggett	SAME	03311004700
91 Wilson Boat Dock Rd. Lebanon, TN 37087		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David James Nash and Dana Michelle Nash, Co-Successor Trustees, for the benefit of JAMES W. NASH and LAVERN NASH, under the terms of THE NASH FAMILY TRUST DATED 4/26/2001, a Revocable Living Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Larry Baggett and Douglas A. Baggett**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 211 ON THE PLAN OF PRIMROSE ACRES, SECTION III, OF RECORD IN BOOK 2900, PAGE 71, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 211 FRONTS 114 FEET ON THE NORTHWESTERLY SIDE OF HAMBLEN DRIVE AND EXTENDS BACK 341.9 FEET ON THE NORTHEASTERLY LINE AND 252.3 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE MEASURING 199.9 FEET THEREON.

Being the same property conveyed to James W. Nash and wife, LaVerne Nash from Theodore E. Wynne and wife, Lyndal T. Wynne by Warranty Deed on December 13, 1965, of record in Book 3968, Page 621, Register's Office for Davidson County, Tennessee. Further conveyed to JAMES W. NASH and LA VERNE C. NASH Trustees respectively, and his/her successors in trust for the benefit of JAMES W. NASH and LA VERNE NASH, under the terms of THE NASH FAMILY TRUST DATED 4/26/2001, a Revocable Living Trust from James W. Nash and La Verne Nash by Quitclaim Deed on April 26, 2001, of record in Instrument Number 20010625-0066908, Register's Office for Davidson County, Tennessee. The said James W. Nash and La Verne C. Nash having since died; and, per the Trust, David James Nash and Dana Michelle Nash are named as Co-Successor Trustees.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 71, Register's Office for Davidson County, Tennessee.
- Easement and Agreement in Book 6861, Page 758 and Instrument Number 20030509-0062617, Register's Office for Davidson County, Tennessee.

This is improved property known as: **817 Hamblen Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this November 29, 2017.

David James Nash and Dana Michelle, Co-Successor Trustees, for the benefit of JAMES W. NASH and LAVERN NASH, under the terms of THE NASH FAMILY TRUST DATED 4/26/2001, a Revocable Living Trust

BY: David J. Nash
David James Nash, Co-Successor Trustee

BY: Dana Michelle Nash
Dana Michelle Nash, Co-Successor Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David James Nash** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 29, 2017

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dana Michelle Nash** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 29, 2017

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021