Bill Garrett Davidson County
Batch# 74872 DEEDWARR
03/29/2018 01:53:29 PM 2 pgs
Fees: $13.00 Taxes: $1,428.20
20180329-0029540

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $386,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2018.

Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles McNeil Baldwin Christina Baldwin	New Owner	
3502 General Bate Drive		118-09-0-226.00
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ZACHARY W. FARRO, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES MCNEIL BALDWIN AND CHRISTINA BALDWIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Northerly part of Lot No. 5 of the Map of the First Addition to Woodmont Boulevard Section of Marengo Park, of record in Book 974, page 83, Register's Office for Davidson County, Tennessee and further described as follows:

Beginning at an iron pin in the East margin of Gen. W.B. Bates Drive now known as General Bate Drive at the corner of Lots No. 4-N and 5-N of said subdivision thence with the line between said lots Easterly, 142.7 feet to a concrete monument set at the common corner of said lots and lot no. 3-N in the centerline of the Terminus of a 20 foot easement for public utilities; thence with the centerline of said easement along the line between Lots No. 3-N and 5-N Southeasterly 110 feet to a point; thence Southwesterly along the line of Lot No. 5-N, 27 feet, more or less, to appoint at the Northeasterly corner of the property conveyed to W.K. Powers and wife, by deed from Samuel Ling and wife, of record in Book 1238, page 214, said Register's Office; thence along Powers' North line Northwesterly to the Easterly margin of General W.B. Bates Drive at an iron pin, the common corner of Lots No. 5-N and 6-N; thence with the margin of said Gen. W.B. Bates Drive in a Northerly direction around a slight curve 80 feet to the point of beginning.

Together with an appurtenance hereto, that certain easement for joint driveway purposes of record in Book 5642, Page 77, said Register's Office.

Being the same property conveyed to Zachary W. Farro by Warranty deed from Robert T. Benson and wife, Nicole N. Grube-Benson of record in Instrument No. 20091021-0097125 Register's Office for Davidson County, Tennessee, dated October 20, 2009 and recorded on October 21, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3502 General Bate Drive, Nashville, TN 37204.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of March, 2018.

Zachary W. Farro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zachary W. Farro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of March, 2018.

Notary Public

My Commission Expires:
5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires