THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 84404 DEEDWARR
04/25/2018 08:24:19 AM 2 pgs
Fees: $13.00 Taxes: $340.40
20180425-0038707

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Bakke and Lori Bakke 9134 Holstein Drive Nolensville, TN 37135	Owner	034-13-0-123.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **BRANDON JAYNES, AN UNMARRIED MAN**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JAMES BAKKE AND WIFE, LORI BAKKE**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Lot No. 35, Block "B" in East Lawn, of record in Plat Book 547, Page 153, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Jaynes, an unmarried man, by Warranty Deed from Helen J. James and James R. James, wife and husband, of record on March 2, 2018, at Instrument No. 20180302-0019683, Davidson County Register of Deeds.

This property is commonly known as **123 McKinley Street, 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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 20th day of **April, 2018**:

Brandon Jaynes

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRANDON JAYNES**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of April, 2018:

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $92,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2018:

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY