# WARRANTY DEED

Bill Garrett Davidson County
Batch# 91165 DEEDWARR
05/11/2018 01:50:57 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20180511-0045414

G-VRES-18-3316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Thomas Land Deleot, Jr.** | new owner | |
| Orleans (NAME)<br>**1778 ~~Orelans~~ Street** | (NAME) | **118-09-0-121.00** |
| (ADDRESS)<br>**Mandeville, LA 70448** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **APRIL F. BAKER AND DEBORAH S. LYNN, MARRIED TO EACHOTHER ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS LAND DELEOT, JR. AND WIFE LAURA CROOKSTON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Ramage Lea of record in Plat Book 5190, Page 426, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to April F. Baker, unmarried and Deborah S. Lynn, unmarried, as joint tenants with right of survivorship by Warranty Deed from Donald R. Ramage and wife, Rosalyn Rikel Ramage of record in Instrument No. 20071130-0138855 Register's Office for Davidson County, Tennessee, dated November 29, 2007 and recorded on November 30, 2007.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 426, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11760, Page 32, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3316 Lealand Ln., Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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/our hand(s) this the 10th DAY OF MAY, 2018.

April F. Baker by Paul Hinman, Attorney in Fact

April F. Baker by Paul Hinman,
Attorney in Fact

Deborah S. Lynn by Paul Hinman, Attorney in Fact

Deborah S. Lynn by Paul Hinman,
Attorney in Fact

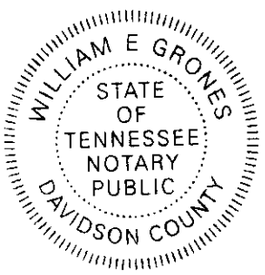
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of APRIL F. BAKER AND DEBORAH S. LYNN, and who acknowledged he/she/they executed the same as the free act and deed of the said APRIL F. BAKER AND DEBORAH S. LYNN.

Witness my hand and official seal, this the 10th of May, 2018.

William E. Grones

Notary Public
My Commission Expires: 8/30/2019
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212