Bill Garrett Davidson County
Batch# 126111 DEEDWARR
08/07/2018 12:33:27 PM 4 pgs
Fees: $23.00 Taxes: $684.13
20180807-0077630

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW180610

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2018.

NOTARY PUBLIC

My commission expires: 8.22.21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Baker and Ben Wilson 1512 Elliston Place Old Hickory, TN 37138	Scott Baker and Ben Wilson Same As New Owner	053-03-0-299.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Four Thousand Nine Hundred and 00/100 Dollars ($184,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT G. AZZARITO AND JAMES MARTIN CONSTRUCTION CO., INC. PSP**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SCOTT BAKER, A MARRIED MAN AND BEN WILSON,A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 284, Section C-1 and part of Section C, Village of Old Hickory of record in Book 1424, page 130, Register's Office for said County, to which plat reference is hereby made for a more complete description of said lot.

*20180807-0077629

Being the same property conveyed to James Martin Construction Co., Inc. PSP by Quitclaim Deed from James W. Martin of record in Instrument Number* _____, Register's Office for Davidson County, Tennessee. Previously conveyed to Robert G. Azzarito and James W. Martin, by Warranty Deed from Alice Faye Huffines, unmarried, dated 8/6/2008, recorded 8/18/2008, of record in Book 20080818-0084591, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1512 Elliston Street, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of July, 2018.

ROBERT G. AZZARITO

JAMES MARTIN CONSTRUCTION CO., INC. PSP

James Martin

BY:
ITS:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert G. Azzarito, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of July, 2018.

Notary Public
My commission expires: _____

STATE OF ~~TENNESSEE~~ WCW California
COUNTY OF ~~DAVIDSON~~ WCW Orange

Personally appeared before me, a Notary Public, of said County and State, James Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of James Martin Construction Co., Inc. PSP, the within named bargainor and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, president.

WITNESS my hand and seal, this the 23rd day of July, 2018.

WENDY CAROLINE WIENS
COMM. # 2111856
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Comm. Exp. MAY 16, 2019

Notary Public
My commission expires: 05-16-2019

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of July, 2018.

ROBERT G. AZZARITO

JAMES MARTIN CONSTRUCTION CO., INC. PSP

BY: _____
ITS:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

See Attached

Personally appeared before me, a Notary Public, Robert G. Azzarito, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of July, 2018.

_____
Notary Public
My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ of James Martin Construction Co., Inc. PSP, the within named bargainor and that he as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as,_____.

WITNESS my hand and seal, this the 23rd day of July, 2018.

_____
Notary Public
My commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

On July 23rd, 2018 before me, Mattie Sanz, Notary Public
(insert name and title of the officer)

personally appeared Robert G. Azzarito,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

MATTIE SANZ
COMM. # 2226220
NOTARY PUBLIC - CALIFORNIA
COUNTY OF EL DORADO
MY COMM. EXP. JAN. 10, 2022