Karen Y Johnson Davidson County
Batch# 151283 **DEEDWARR**
10/15/2018 09:16:42 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20181015-0101675

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 12TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 08-20-2019

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE STATE OF My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan A. Lemus, a single man	USSA FEDERAL SAVINGS BANK (NAME)	
3833 Round Rock Drive (ADDRESS)	10750 McDermott Freeway (ADDRESS)	176-01-0-038.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	San Antonio, TX 78288 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Brett W. Baker Sr. and Bonnet T. Baker, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Juan A. Lemus, a single man, hereinafter called the Grantees, their heirs 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(S) 93, AS SHOWN ON THE MAP ENTITLED THE FINAL PLAT, HICKORY WOODS, SECTION A, OF RECORD IN PLAT BOOK 6900, PAGE 511 AND CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN BOOK 7582, PAGE 167 AND BOOK 9997, PAGE 844, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRETT W. BAKER, SR. AND BONNET T. BAKER, HUSBAND AND WIFE, BY DEED FROM CONNIE MINTON, UNMARRIED AND GAYTHA J. SPAIN, MARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, OF RECORD IN INSTRUMENT NO. 20110727-0057445, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3833 Round Rock Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 12th day of October, 2018.

WARRANTY DEED
(Continued)

Brett W. Baker Sr.

Bonnet T. Baker

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brett W. Baker Sr. and Bonnet T. Baker, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of October, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072