Karen Y Johnson Davidson County
Batch# 152875 DEEDWARR
10/19/2018 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.13
20181019-0104100

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Wayne Hendrix, Jr. and Andrea P. Hendrix	F & M Bank	
(NAME) 4031 Lealand Lane	(NAME) 50 Franklin Street	132-01-0-02400
(ADDRESS) Nashville, TN 37204	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **THEA MOORE BAUR, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOBBY W. HENDRIX, JR. AND ANDREA P. HENDRIX, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 200 on the Map of Rolling Meadows, of record in Deed Book 1424, Pages 98 and 99, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Lealand Lane at the corner of Lots Nos. 199 and 200; thence with the line between said Lots, westerly 150 feet to a point in the easterly line of the Park View Subdivision shown on said plan; thence with the line of the same, northerly 118.9 feet to a concrete monument; thence westerly 21 feet to an iron pin; thence northerly 178.9 feet to a concrete monument in the south margin of Woodvale Avenue; thence with the margin of the same easterly 37 feet to a concrete monument at the beginning of a curve; thence around said curve southeasterly 43.3 feet to a concrete monument in the westerly margin of Lealand Lane; thence with the margin of the same southerly around a slight curve, 240 feet to the point of beginning.

Including in the above described tract but specifically excluded therefrom is a certain tract of land conveyed to J. Ross Cheshire, Jr. et ux by deed of record in Book 2097, page 207, Register's Office said County, described as follows: Beginning at an iron pin in the easterly line of Lot No. 64 of the Parkview Subdivision as of record in Book 547, page 173, Register's Office, Davidson County, Tennessee, at the common corner of Lots Nos. 199 and 200 of said Rolling Meadows Subdivision; thence with the easterly line of said Parkview Subdivision northerly 56 feet more or less to an iron pin; thence southeastwardly 48 feet more or less to an iron pin in the line between said Lots Nos. 199 and 200; thence westwardly along the line between said Lots Nos. 199 and 200 to the point of beginning.

Being the same property conveyed to Michael W. Logan and Thea M. Logan by deed from GE Mortgage Services, LLC f/k/a GE Capital Mortgage Services, Inc., of record in Instrument No. 20021125-0145817, Register's Office for Davidson County, Tennessee. Michael W. Logan conveyed his interest in said property to Thea Moore Logan by Quitclaim Deed of record in Instrument No. 20171016-0105920, said Register's Office. Thea Moore Logan has since married and is now known as Thea Moore Baur.

Timothy Kevin Baur joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is x property, known as 4031 Lealand Lane, Nashville, TN 37204
improved

(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 hand this 19 day of October, 2018

Thea Moore Baur

THEA MOORE BAUR

Timothy Kevin Baur

TIMOTHY KEVIN BAUR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thea Moore Baur and Timothy Kevin Baur, the bargainor, 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 19 day of October 2018.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.