THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

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

Karen Y Johnson Davidson County
Batch# 153119 DEEDWARR
10/22/2018 11:27:30 AM 2 pgs
Fees: $13.00 Taxes: $998.63
20181022-0104486

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Justin Blake Pigg 2220 Thistlewood Dr Nashville, TN 37216	Citizens Bank 6100 Tower Circle, Ste 600 Franklin, TN 37067	072-08-0-100.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **REBEKAH A. BAKER,** hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JUSTIN BLAKE PIGG**, an unmarried man, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Dalewood. Section One, as of record in Book 1424, page 108, Register's Office for Davidson County, Tennessee. to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rebekah A. Baker, married, by Warranty Deed from Eric Lesueur and Dawn Lesueur, as husband and wife, of record on January 31, 2017, at Instrument No. 20170131-0010086, Davidson County Register of Deeds.

Rebekah A. Baker is no longer married. Her spouse at the time of her purchase of this property and thereafter never resided at the property.

This property is commonly known as **2220 Thistlewood Dr, Nashville, TN 37216**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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 19th day of **October, 2018**:

Rebekah A. Baker

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 **REBEKAH A. BAKER**, 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 19 day of October, 2018:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $269,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2018:

Notary Public

My Commission Expires:

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020