WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154627 **DEEDWARR**
10/29/2018 09:41:06 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20181029-0106669

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND day of October, 2018.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

MY COMMISSION EXPIRES:

Notary Public OF TENNESSEE NOTARY PUBLIC AFFIX SEAL SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Residential Title, LLC, 244 N. Peters Road, Knoxville, TN 37923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Baker and William K. Jacobs	Thomas E. Baker and William K. Jacobs	044-15-0-227 & 044-15-0-417
(NAME) 902 Riverside Road	(NAME) 902 Riverside Road	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Marianne Haynes Brandon, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas E. Baker and William K. Jacobs**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND/OR 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 Nos. 193 and 193A on the Plan of Section A, Village of Old Hickory, of record in Book 1424, Page 68, Register's Office for said county.

SAID Lot No. 193 fronts 109.2 feet on Riverside Road and contains 0.28 acres, more or less; and said Lot No. 193A fronting 108.6 on Riverside Road and containing 0.49 acres, more or less.

BEING the same property conveyed to Marianne Haynes Brandon, by deed from Marianne Haynes Brandon, Devisee of Kathryn H. Haynes, deceased, dated August 2, 2006, of record as Instrument 20060804-0095790, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO all applicable easements, restrictions and building setback lines of record in the Registers Office for said County and State.

unimproved ☐

this is improved ☒ property, known as 902 Riverside Road Old Hickory, TN 37138

(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 GRANTOR covenants with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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.

The description of land conveyed is taken from the description of the property in the original deed into the Grantor, and without the benefit of a survey. The preparer of this deed makes no warranty, express or implied, regarding said description.

IN WITNESS WHEREOF, the Grantor(s) have executed this instrument as of this 19th day of October, 2018.

Marianne Haynes Brandon

Marianne Haynes Brandon

STATE OF Tennessee

COUNTY OF Knox

Personally appeared before me, the undersigned Notary Public of said State and County, Marianne Haynes Brandon, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this instrument was executed for the purposes therein contained.

Witness my hand and official seal, this the 19th day of October, 2018.

Notary Public

My Commission Expires: 11/24/19

(SEAL)

JENNIFER D. HELTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY