RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811232

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156697 **DEEDWARR**
11/05/2018 11:02:28 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20181105-0109423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2018.

NOTARY PUBLIC

My commission expires: 4-13-2022

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

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
Southern Land Partners, LLC	New Owners	082 03 0 311.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00), 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, **RUTH ANNIKAY PATRICIA BAGGETT**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SOUTHERN LAND PARTNERS, LLC**, 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 and Being the Northerly 45 feet of Lot No. 22 and the Southerly 10 feet of Lot No. 21 on the Map of Geo. W. Stainbeck's Corrected plan of lots of the Lucy H. Lindsley Tract, as of record in Book 161, Page 141, Register's Office for Davidson County, Tennessee. Said part of said lots adjoin and front 55 feet on the easterly side of Pennock Street and run back between parallel lines 150 feet, more or less, to an alley.

Being that same property conveyed to Walter R. Baggett and wife, Bertha K. Baggett, by deed from Asa J. Allen, Jr. and wife, Ruby H. Allen, dated July 6, 1953 and recorded in Book 2152, Page 161, Register's Office for Davidson County, Tennessee.

Walter R. Baggett having died intestate on August 10, 1995, vesting said property in Bertha K. Baggett. Bertha K. Baggett having died testate on September 30, 2008, leaving said property to Ruth Annikay Patricia Baggett in her Will recorded in Instrument No. 20090731-0071735, Register's Office for Davidson County, Tennessee

The address of the herein described property is believed to be 1015 Pennock Avenue, Nashville, TN 37207, 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 she is lawfully seized and possessed of said real estate; that she 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 are being paid at closing.

The undersigned further covenants and binds herself, her 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 26th day of October, 2018.

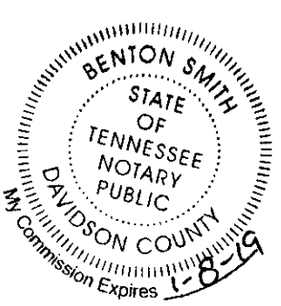
Ruth Annikay Patricia Baggett

RUTH ANNIKAY PATRICIA BAGGETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal, this the 26th day of October, 2018.



Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19