WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 181429 DEEDWARR
01/08/2019 10:01:53 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20190108-0001946

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$295,000.00.**

Affiant

Subscribed and sworn to before me this 7 day of Jan 2019

Notary Public
My Commission expires: 6-21-22
(Affix Seal)

K NIXON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Nicholas Wilburn Cain	Churchill Mortgage	033110047.00
817 Hamblen Drive	761 Old Hickory Blvd. Ste 400	
Madison, TN 37115	Brentwood, TN. 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Larry Baggett and Douglas A Baggett**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nicholas Wilburn Cain and Michelle Nicole Cain, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 211 ON THE PLAN OF PRIMROSE ACRES, SECTION III, OF RECORD IN BOOK 2900, PAGE 71, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 211 FRONTS 114 FEET ON THE NORTHWESTERLY SIDE OF HAMBLEN DRIVE AND EXTENDS BACK 341.9 FEET ON THE NORTHEASTERLY LINE AND 252.3 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE MEASURING 199.9 FEET THEREON.

Being the same property conveyed to Larry Baggett and Douglas A. Baggett, from David James Nash and Dana Michelle, Co-Successor Trustees, for the benefit of JAMES W. NASH and LAVERN NASH, under the terms of THE NASH FAMILY TRUST DATED 4/26/2001, a Revocable Living Trust, by deed on November 29, 2017, of record in Instrument Number 20171204-0123635, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue, which are not yet due.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 71, Register's Office for Davidson County, Tennessee.
- Easement and Agreement in Book 6861, Page 758 and Instrument Number 20030509-0062617, Register's Office for Davidson County, Tennessee.

This is improved property known as: **817 Hamblen Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

G18-4002

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 our hands this January 4, 2019.

Larry Baggett

Douglas A. Baggett

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry Baggett and Douglas A Baggett** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 4, 2019

My commission expires 8/1/20

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY