#34512

WARRANTY DEED

File #18486

Karen Y Johnson Davidson County
Batch# 182670 DEEDWARR
01/10/2019 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20190110-0002841

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Keyora L Bazett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/03/19
(AFFIX SEAL)

SUSAN HUGHES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin R. Baker	F+M Bank ~~NEW OWNER~~	-147-01-0-227.00
(NAME)	attn: tax dept. (NAME)	
324 Gaywood Drive	10 Cadillac Drive, suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
	(931) 906-0005	
(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, **Abigail R. Lovshin-Smith and Mitchell Watson, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin R. Baker and Jill R. S. Baker, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 323 on the Plan of Section Two, Caldwell Hall of record in Plat Book 2900, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Abigail R. Lovshin-Smith, an unmarried woman and Mitchell Watson, an unmarried man, joint tenants with the right of survivorship, and not as tenants in common by Warranty deed from Nathan R. Fay, married of record in Instrument No. 20131216-0126630 Register's Office for Davidson County, Tennessee, dated December 11, 2013 and recorded on December 16, 2013. Abigail R. Lovshin-Smith and Mitchell Watson having since married and are now known as Abigail R. Lovshin-Smith and Mitchell Watson, wife and husband. Daniel Heard executes this instrument on behalf of Abigail R. Lovshin-Smith and Mitchell Watson pursuant to a power of attorney dated December 6, 2018, and of record in Instrument No. ——201901100002840——, in the register's office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 324 Gaywood Drive, Nashville, TN 37211

(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 8th day of January, 2019.

Abigail R. Lovshin-Smith by: _____, attorney in fact

Abigail R. Lovshin-Smith by Daniel Heard, her attorney in fact

Mitchell Watson by: _____, attorney in fact

Mitchell Watson by Daniel Heard, his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Daniel Heard**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Abigail R. Lovshin-Smith and Mitchell Watson** for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for **Abigail R. Lovshin-Smith and Mitchell Watson**, and is authorized by **Abigail R. Lovshin-Smith and Mitchell Watson** to execute this instrument on their behalf.

Witness my hand, at office, this 8th day of January, 2019.

My commission expires: 03/03/19

_____
Notary Public

SUSAN HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

