(3) Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 211645 DEEDWARR
03/29/2019 10:41:14 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20190329-0028516

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF March 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duane L. Fulps, III and Tammy G. Fulps	Cardinal Financial Company	
(NAME)	(NAME)	
1853 Fox Chase Drive	3701 Arco Corporate Dr. ste. 200	00700014300
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37075	Charlotte, NC 28273	
(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, WE, **Jay K Baker and wife, Susan E Baker**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Duane L. Fulps, III and Tammy G. Fulps, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR 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. 19 on the Plan of Fox Chase Meadows of record in Book 5200, Page 194, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 1853 Fox Chase Drive, Goodlettsville, TN 37072

Being the same property conveyed to Being the same property conveyed to Jay K. Baker and wife, Susan E. Baker, husband and wife by Warranty Deed from B. Stanley Douglas and wife, Kimberly Douglas of record in Instrument No. 20160129-0008913, Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on January 29, 2016. (Value of consideration shown in aforementioned deed $255,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 5498, page 848 and in Book 6331, page 408, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1853 Fox Chase Dr. Goodlettsville, TN 37072 (unimproved)

(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 14th day of March, 2019.

Jay K Baker, by Matt Schaaf, Attorney in Fact
Jay K Baker, by Matt Schaaf, Attorney in Fact

Susan E Baker, by Matt Schaaf, Attorney in Fact
Susan E Baker, by Matt Schaaf, Attorney in Fact

STATE OF TN
COUNTY OF Davidson

Before me personally appeared Matt Schaaf, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jay K. Baker and Susan E. Baker, and who acknowledged that he executed the same as the free act and deed of Jay K. Baker and Susan E. Baker.

WITNESS my hand and official seal at office this 14th day of March, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 09/25/2019

STATE OF TN
COUNTY OF Davidson

Matt Schaaf, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Jay K. Baker and Susan E. Baker, the principal.

This 14th day of March, 2019.

Matt Schaaf

WITNESS my hand and official seal at office this 14th day of March, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY