Karen Johnson Davidson County
Batch# 213006 DEEDWARR
04/02/2019 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $860.25
20190402-0029862

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Ronald W. Baggett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC STEVEN PAUL DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Karon Uzzell-Baggett and Ronald W. Baggett | U.S. Bank NA | 142 05 0B 045.00 |
| (NAME)<br>8300 Sawyer Brown Rd., Unit H303 | (NAME)<br>4801 Frederica St. | |
| (ADDRESS)<br>Nashville, TN 37221 | (ADDRESS)<br>Owensboro, KY 42301 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Emily Goon, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ronald W. Baggett and Karon Uzzell-Baggett, Husband and Wife and Kathleen J. U. Baggett, Tenants in Common with Right of Survivorship**, hereinafter called the Grantees, 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 Unit No. H-303, on the Plan of River Plantation Condominium Apartments, Section Three, a condominium, a horizontal property regime, as shown on the Plat of River Plantation Condominium Apartments, Section Three, as established by Master of record in Book 4784, Page 464; as amended in Book 5785, Page 180; Book 5840, Page 663, and Book 11332, Page 184, and as shown on the plan of record in Book 4675, Pages 75, 76, and 77, as amended in Book 4675, Pages 102, 103, 104, and 105, and Book 6231, Page 156, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emily Goon aka Emily M. Goon, unmarried by Warranty Deed from Ewell Ray Clendenen, an unmarried man dated September 25, 2015 and recorded September 30, 2015 as Instrument No. 20150930-0099347, in said Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor's spouse.

File Number: FRN-1901741SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8300 Sawyer Brown Rd., Unit H303, Nashville, TN 37221

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 28th day of March, 2019.

Cert Item By Kurt Steckel Her ATTORNEY IN FACT

Emily Goon by Kurt J. Steckel Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kurt J. Steckel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Emily Goon, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Emily Goon, for the purposes therein contained.

Witness my hand and official seal, this the 28th day of March, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE My Commission expires on 02/21/2022 WILLIAMSON COUNTY

File Number: FRN-1901741SSO

## Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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.

*Signature*

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
*Notary's Name*

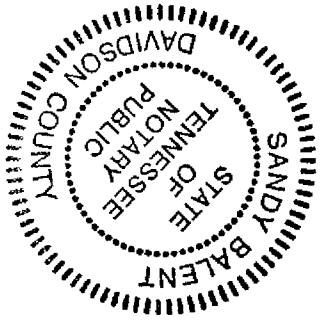
state, Steven Disser, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).