Karen Johnson Davidson County
Batch# 217175 DEEDWARR
04/12/2019 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $484.70
20190412-0033782

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00.

x William E. Ayers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0246

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Craig A. Baggett, unmarried	OWNER	Map: 01700009100
(NAME) 6011 Lickton Pike	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY-ONE THOUSAND AND NO/100 DOLLARS ($131,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM E. AYERS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CRAIG A. BAGGETT, UNMARRIED,

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:

A certain tract or parcel of land in the 3rd Councilmanic District of Davidson County, Tennessee, described according to a survey by Tommy E. Walker, R.L.S., TN License NO. 1465 dated 4/11/08 as follows:

BEGINNING at an existing iron pin in the southeasterly margin of Lickton Pike, said pin being the most northeast corner of herein described tract; thence now leaving said margin S 18 deg. 23 min. 45 sec. E, 169.08 feet to an existing iron pin; thence S 20 deg. 43 min. 05 sec. E, 303.70 feet to an existing iron pin; thence S 08 deg. 52 min. 34 sec. E, 55.35 feet to an existing iron pin; thence S 19 deg. 48 min. 36 sec. E, 163.41 feet to an existing iron pin; thence S 48 deg. 11 min. 57 sec. W, 404.36 feet to an existing iron pin at a tee post; thence S 21 deg. 15 min. 08 sec. E, 543.56 feet to an existing iron pin at a tee post; thence S 57 deg. 02 min. 03 sec. W, 143.43 feet to an existing iron pin at a corner post; thence N 30 deg. 14 min. 31 sec. W, 261.29 feet to an existing iron pin at a 40 foot white oak tree; thence N 30 deg. 57 min. 57 sec. W, 698.75 feet to an existing iron pin at a corner post; thence N 70 deg. 02 min. 14 sec. E, 368.62 feet to an existing iron pin at a wood post; thence N 64 deg. 13 min. 05 sec. E, 303.92 feet to an existing iron pin at a corner post; thence N 20 deg. 53 min. 09 sec. W, 429.65 feet to an existing iron stake in the southeasterly margin of Lickton Pike; thence with said margin N 46 deg. 47 min. 12 sec. E, 33.20 feet to the point of beginning containing 7.608 acres, more or less.

INCLUDED in this conveyance is a 12' x 62' 1962 Chaparell Mobile Home bearing Manufacturer's Identification Number 2260611270 which is underpinned, with the wheels removed with two rooms added, framed and covered with vinyl siding on all sides and forming a permanent part of the hereinabove described property.

Being the same property conveyed to William E. Ayers and wife, Sue B. Ayers by deed from Tommy L. Ayers and wife, Ima Sue Ayers of record in Instrument 20080730-0078209, Register's Office for said County, dated July 29, 2008. The said Sue B. Ayers now deceased and title vested in William E. Ayers as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) Cemetery and Ingress & Egress thereto set out in deed of record in Instrument 20080730-0072809, said Register's Office. That part of the premises in question that constitutes a cemetery or burial ground together with any right-of-way or easement to reach the same, are specifically excepted from this policy; (3) Easement for Ingress & Egress in deed of record in Instrument 20080730-0078209, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6011 Lickton Pike, Goodlettsville, TN 37072
(House No.) (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 our hands this 12th day of April, 2019.

William E. Ayers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Ayers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 12th day of April, 2019.

My Commission Expires: 5-2-22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.