ADDRESS NEW OWNER: Lisa Marie Sexton
Walter Sexton
4220 Bayside Lane
Hermitage, TN 37076

SEND TAX BILL TO: New Owner

Karen Johnson Davidson County
Batch# 228650 DEEDWARR
05/10/2019 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,429.68
20190510-0044177

MAP-PARCEL NOS. 097-08-0-049.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Richard P. Baltz and Victoria S. Baltz, both unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Lisa Marie Sexton and Walter Sexton, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Lake Park, Section 10, of record in Book 4955, Page 65, said Register's Office.

Said Lot No. 280 fronts, along a curve, 54.26 feet on the westerly margin of Bayside Lane and extends back 231.41 feet on the northeasterly line and 143.61 feet on the southeasterly line to a broken line in the rear measuring 283.0 feet thereon.

Being the same property conveyed to Richard P. Baltz and wife, Victoria S. Baltz, from Rudy Thacker, Trustee for HST Investments, by Warranty Deed recorded on June 23, 1987, of record in Book 7275, Page 921, Register's Office for Davidson County, Tennessee. Richard P. Baltz and Victoria S. Baltz have since divorced and are both unmarried.

This is property with a common address of 4220 Bayside Lane, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 4955, Page 65, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 5119, Page 961, said Register's Office.(4) Master Deed in Book ...(5) By-Laws in Book ...(6) Charter for Lake Park Homeowners Association in Book 4469, Page 746 and Book 9949, Page 538, said Register's Office.(7) No insurance or opinion is afforded as to the exact amount of square footage or acreage of said property.(8) Title to that portion of subject property embraced within the bounds or roads, highways, easements and rights-of-way.(9) Subject to the rights of the subject property to access to a public thoroughfare.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of May 2019.

Richard P. Baltz

Victoria S. Baltz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Richard P. Baltz and Victoria S. Baltz, both unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of May 2019.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is ~~$390,400.00~~ $ 386,400 AW

Affiant

Subscribed and sworn before me this ~~9~~ 10th AW day of May 2019.

Notary Public
My Commission Expires: 10/23/19

ALICIA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No. 1904K092

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

