Karen Johnson Davidson County
Batch# 238925 DEEDWARR
06/05/2019 10:03:44 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20190605-0053673

TY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Kristin Sindorf Baese
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-22

(AFFIX SEAL)

JAMES A. HAUGHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Derek Baese and Kristin Sindorf Baese	Citizens Bank NA	
(NAME)	(NAME)	
5333 Overton Rd	One Citizens Plaza	160-03-0-115.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Providence, RI 02903	
(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, **JOSEPH H. SHOEMAKE, JR. AND BARBARA F. SHOEMAKE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JON DEREK BAESE AND KRISTIN SINDORF BAESE, HUSBAND AND WIFE,** 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 Lot No. 203 on the plan of Haileywood Estates, Section 8-F, of record in Book 3842, Page 116, Register's Office for said County.

Said Lot No. 203 fronts 112.3 feet on the Westerly margin of Overton Road and extends back 191.2 feet on the Northerly line and 262.5 feet on the Southerly line to a broken line in the rear, measuring 133.99 feet thereon.

Being the same property conveyed to Joseph H. Shoemake, Jr. and wife, Barbara F. Shoemake by Warranty Deed from Charles Sanford Nichols and wife, Dorothy E. Nichols, recorded on the 1st day of July, 1986 in Deed Book 6904, Page 766, in the Register's Office of Davidson County, Tennessee, said Deed of record in Deed Book 6904, Page 766, had an incorrect reference for the Section and Plat Book and page.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5333 Overton Rd, Nashville, TN 37220
(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 4 day of June, 2019

JOSEPH H. SHOEMAKE, JR.

BARBARA F. SHOEMAKE

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 Joseph H. Shoemake, Jr. and Barbara F. Shoemake, the bargainors, with whom I am personally acquainted or 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 this 4 day of June, 2019.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public