WARRANTY DEED

Karen Johnson Davidson County
Batch# 243693 DEEDWARR
06/17/2019 09:38:50 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20190617-0057749

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2019

Notary Public

MY COMMISSION EXPIRES 6/18/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Samuel Baggett and/or Jane Kelly Baggett, Trustees of the Kelly & Same Bagget Living Trust dated October 11, 2018	James Samuel Baggett and/or Jane Kelly Baggett, Trustees of the Kelly & Same Bagget Living Trust dated October 11, 2018	116-03-0B-112.00 CO
(NAME)	(NAME)	
PO Box 27	PO Box 27	
(ADDRESS)	(ADDRESS)	
Beersheba Springs, TN 37305	Beersheba Springs, TN 37305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, , **Erin Wells, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Samuel Baggett and/or Jane Kelly Baggett, Trustees of the Kelly & Same Bagget Living Trust dated October 11, 2018,** 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. 112 as shown on the plan of Royal Oaks Apartments, of record in Plat Book 5200, Page 45, Register's Office for said County and being further established by the Master Deed of record in Book 5282, Page 972, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Erin Wells, unmarried by Warranty Deed from Susan G. Nemmers and husband, Steve R. Nemmers, dated December 06, 2013 and recorded December 13, 2013 of record in Instrument No. 20131213-0126290, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2019 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4505 Harding Pike, 112, Nashville, TN 37205

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/our hands this 4th day of June, 2019.

Erin Wells

State of Tennessee
County of Sumner

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

WITNESS my hand and seal this 4th day of June, 2019.

Notary Public _____
My Commission Expires: _____

File No.: 20192054

PATTI ROBITAILLE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 01, 2023