LL Ret.

NEW PURCHASER:
SEND TAX BILLS TO:
DONALD BAYDOUN
501 W. Old Hickory Blvd.
Madison, TN 37115

THIS INSTRUMENT PREPARED BY
HARSH & HARSH
LAW OFFICES
123 PUBLIC SQUARE
GALLATIN, TN 37066

TAX MAP 52-1-12

Karen Johnson Davidson County
Batch# 244484 DEEDWARR
06/17/2019 02:11:51 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20190617-0058075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 ($125,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, HENRY FORD KELLER, JR., an unmarried person, have this day bargained and sold and by these presents do hereby transfer and convey unto DONALD BAYDOUN, his heirs and assigns, the following described parcel of land, to-wit:

> LAND in Davidson County, Tennessee, BEING LOT NO. 17 on the plan of Block "C", CRITTENDEN ESTATES as shown by plat of record in Plat Book 974, Page 69, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> BEING the same property conveyed to HENRY FORD KELLER, JR. by Warranty Deed from Helen W. McCormick, unmarried, dated February 15, 2013, of record in the Register's Office of Davidson County, Tennessee, Instrument 20130221-0017357.

THIS IS IMPROVED PROPERTY KNOWN AS 337 Harris Street, Madison, TN 37115.

TO HAVE AND TO HOLD the above described parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said DONALD BAYDOUN, his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of said parcel of land, that I have right to convey same, and that the same is unencumbered, EXCEPT for

applicable building and zoning regulations and permits, all visible easements, easements and restrictions of record, the 2019 real estate taxes which are to be prorated and PAID BY GRANTEE.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said parcel of land, unto the said DONALD BAYDOUN, his heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as herein set forth.

POSSESSION: WITH DEED.

WITNESS my hand this the 12th day of June, 2019.

HENRY FORD KELLER, JR.

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 HENRY FORD KELLER, JR., an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at GALLATIN, TN this the 12th day of June, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TERESA J BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXP. 06-21-2022

OATH

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, HEREBY swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SWORN TO and subscribed before me,

this the 12th day of June, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TERESA J BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXP. 06-21-2022