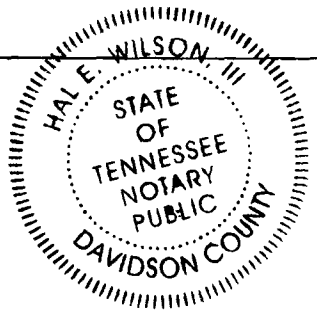


State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$219,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2019.

Notary Public

My commission expires: 7/8/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Barry C. Baggett	Fairway Independent	**013-00-0-022.00**
6974 Clarksville Pike	Mortgage Corp. 4201 Marsh Lane	
Nashville, TN 37080	Carrollton, TX 75007	

Karen Johnson Davidson County
Batch# 250696 DEEDWARR
07/01/2019 11:31:30 AM 2 pgs
Fees: $13.00 Taxes: $810.30
20190701-0063560

FOR AND IN 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,

Kathleen T. Maloney, single

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

Barry C. Baggett, single man

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(s) 1, as shown on the map entitled the Plan of Atkins Subdivision, Section 2, of record in Plat Book 5210, page 380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KATHLEEN T. MALONEY, by deed from RICHARD C. SIMMONS AND WIFE, PATRICIA A. SIMMONS, of record in Book 9476, page 788, dated September 23, 1994, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **6974 Clarksville Pike, Nashville, TN 37080.**

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 Grantors do covenant with 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 in 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 hand(s) this 26 day of June, 2019.

Kathleen T. Maloney

Kathleen T. Maloney

STATE OF NC
COUNTY OF Macon

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kathleen T. Maloney, 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 the purposes therein contained.

Witness my hand, at office, this 26 **day of June, 2019.**

Ellen C Ramey

Notary Public

My Commission Expires: 06/06/2020

ELLEN C RAMEY
NOTARY PUBLIC
NORTH CAROLINA
MACON COUNTY
MY COMM. EXP. 06-06-2020

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY