Karen Johnson Davidson County
Batch# 251317 DEEDWARR
07/02/2019 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20190702-0064174

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

J-KW-19-944

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tess Rancourt and Matthew Rancourt	New Owner	
(NAME)	(NAME)	
944 Waynewood Ln		**075-12-0B-036.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TYLER L. BAKER, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TESS M. RANCOURT AND MATTHEW E. RANCOURT, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 78, on the Plan of Brookside Woods, Phase Two, Section II, a Planned Unit Development, of record in Plat Book 9700, Page 398, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tyler L. Baker, unmarried person, by Warranty Deed, from Ray Hamilton and Amber Hamilton, husband and wife, of record in Instrument No. 20161019-0110254, in the Register's Office for Davidson County, Tennessee, dated October 13, 2016 and recorded on October 19, 2016.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brookside Woods, Phase Two, Section II, as recorded in Plat Book 9700, Page(s) 398, and Certificate of Correction recorded at Book 11346, Page 460.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 10444, Page 213, amended at Book 11103, Page 156, and at Book 11453, Page 900.
- Easement for sewer, recorded in Book 5609, Page 627.
- Easement for the flow of the waters of the Stoner's Creek river (or creek), and the rights of the public therein.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **944 Waynewood Ln, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26 DAY OF JUNE, 2019.

Tyler L. Baker by John Gleaves, Attorney-In-Fact

Kella Baker by John Gleaves, Attorney-In-Fact

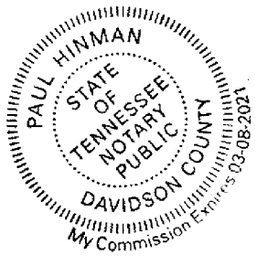
**The said Kella Baker joins in this conveyance to convey any marital interest she may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TYLER L. BAKER AND KELLA BAKER, and who acknowledged he/she/they executed the same as the free act and deed of the said TYLER L. BAKER.

Witness my hand and official seal, this the 26th of June, 2019.

Notary Public
My Commission Expires: 3/8/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY