WARRANTY DEED

Karen Johnson Davidson County
Batch# 252994 DEEDWARR
07/05/2019 09:45:33 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20190705-0065607

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JUNE, 2019.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-8-22

(AFFIX SEAL)

RETURN T
PREPARED BY:
BANKERS
WEST END AVE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Seth Joseph Colon	SWBC Mortgage Corp.	161010A02500CO
(NAME)	(NAME)	
	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
	San Antonio, TX 78216	
(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 considerations, the receipt of which is hereby acknowledged, we, James S. Baggett and Kelly H. Baggett, husband and wife, hereinafter called the GRANTOR(S),have bargained and sold, and by these presents do transfer and convey unto Seth Joseph Colon, unmarried man hereinafter called the GRANTEE(S), his/her/their 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. 5326#1 on the Plan of Danbury of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Danbury Homeowner's Association, all as described in Book 6612, Page 75, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James S. Baggett and Kelly H. Baggett, husband and wife by Warranty Deed from Amanda R. McCaslin, unmarried dated 17/05/2016 and Recorded 05/25/2016, of record in Instrument 201605250052703, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING;

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

All matters shown on the plat of record in Plat Book 6612, Page 122, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Book 6612, Page 75, in the Register's Office for Davidson County, Tennessee.

Lease Agreement Easement recorded in Book 5114, Page 39, Register's Office for Davidson County, Tennessee.

Easement recorded in Book 6461, Page 530, Register's Office for Davidson County, Tennessee.

Rights of others under the terms and conditions contained in the MISCELLANEOUS of record in Book 6625, Page 510, Register's Office for Davidson County, Tennessee.

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, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5326 Edmondson Pike, Unit #1, Nashville, TN 37211

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 21 day of June, 2019 .

James S. Baggett

Kelly H. Baggett

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Baggett and Kelly H. Baggett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of June, 2019.

Notary Public:
My Commission Expires: 8/15/21

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027