WARRANTY DEED

Karen Johnson Davidson County
Batch# 272966 **DEEDWARR**
08/19/2019 09:18:09 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190819-0082600

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
George Ibach and Susan Ibach	Churchill Mortgage Corporation	**85-5-25**
(NAME)	(NAME)	
3010 Fernbrook Lane	761 Old Hickory Blvd, Suite #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20191997

For and 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, I/we, **S. Wallis Baird and Rose N. Baird**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **George Ibach and Susan Ibach**, **husband and wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 3 on the Plan of The E. P. Jones Subdivision of record in Plat Book 8250, page 174 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to S. Wallis Baird and wife, Rose N. Baird by Warranty Deed from India S. Jones, unmarried dated July 19, 2002 and filed of record in Instrument No. 20020724-0088925, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat. Also also subject to the following: a) Metro Government Easement for Water Main appearing of record in Book 4695, page 492, Register's Office for said County b) water main and appurtenances easement appearing of record in Book 4847, page 853, Register's Office for said County c) sanitary sewer/storm drainage easement appearing of record in Book 5696, page 295, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 3010 Fernbrook Lane, Nashville, TN 37214
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of August, 2019

S. Wallis Baird
S. Wallis Baird

Rose N. Baird
Rose N. Baird

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, S. Wallis Baird and Rose N. Baird, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of August, 2019.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
June 22, 2021