Karen Johnson Davidson County
Batch# 286433 DEEDWARR
09/16/2019 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $710.40
20190916-0093658

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912414

32800

WARRANTY DEED

ANDREA FREEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 3, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2019.

NOTARY PUBLIC

My commission expires: 3/3/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Wells and Michael Baumann 5228 Rice Road Antioch, TN 37013	Same address as new owner	149-11-0A-017.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Two Thousand and 00/100 Dollars ($192,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BALJIT BAIDWAN, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SHANNON WELLS AND MICHAEL BAUMANN, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 17, on the Plan of Rice Hill, Phase I, of record in Book 6250, Page 858, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Baljit Baidwan, by Special Warranty Deed from US Bank National Association, as Trustee for the registered holders of Asset-Backed Pass-Through Certificates Series 2007-AMC2, dated 12/30/08 and recorded 1/20/09 in Instrument No. 20090120-0004719, in the Register's Office of Davidson County, Tennessee. Said property was never the principal residence of Baljit Baidwan or his spouse.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of September, 2019.

Baidwan.

BALJIT BAIDWAN

STATE OF KANSAS
COUNTY OF JOHNSON

Personally appeared before me, a Notary Public, Baljit Baidwan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of September, 2019.

JUDY KING
Notary Public – State of Kansas
My Appointment Expires 11-01-22

Judy King
Notary Public

JUDY KING
Printed Notary Name

My commission expires: 11-01-2022

I, the undersigned, 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.

Dee Ray

DANIELLE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public