Karen Johnson Davidson County
Batch# 311272 DEEDWARR
11/05/2019 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $899.10
20191105-0114271

WARRANTY DEED

STATE OF TN
COUNTY OF ~~RUTHERFORD~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 2-27-21
(AFFIX SEAL)

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-101810

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cody Baker and Laura Baker	Ameris Bank	
(NAME)	(NAME)	
613 Des Moines Drive	1800 Parkway Pl	075-07-0-060.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Marietta GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Three Thousand And No/100 Dollars ($243,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RANDALL A. WILCOX AND KRISTIN H. WILCOX, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CODY BAKER AND LAURA BAKER, 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:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Section Two, Tulip Grove of record in Plat Book 3700, Page 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 51 fronts 78.80 feet on the Easterly margin of Des Moines Drive and runs back between lines measuring 166.50 feet on the Southerly line and 165.48 feet on the Northerly line to a dead line measuring 117.81 feet thereon.

Being the same property conveyed to Edward L. Revell and wife, Mavis Revell by Warranty deed from Dave H. Nichols and wife, Sharon G. Nichols of record in Book 4723, page 706, Register's Office for Davidson County, Tennessee, dated June 27, 1973 and recorded on June 29, 1973.

The said Edward L. Revell died on September 01, 2000, leaving the said Mavis Revell the sole surviving tenant by the entirety.

Being the same property conveyed to Vicki Summers and Robert A. Lindsey by Quitclaim deed from Mavis Revell of record in Instrument No. 20151016-0105755 Register's Office for Davidson County, Tennessee, dated October 06, 2015 and recorded on October 16, 2015.

Being the same property conveyed to Randall A. Wilcox and Kristin H. Wilcox, husband and wife by Warranty deed from Vicki Summers and Robert A. Lindsey, both unmarried of record in Instrument No. 20190327-0027717 Register's Office for Davidson County, Tennessee, dated March 25, 2019 and recorded on March 27, 2019.

unimproved ☐
This is improved ☒ property, known as 613 Des Moines Drive, Hermitage, TN 37076
(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 we do covenant with the said GRANTEES 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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Randall A. Wilcox and Kristin H. Wilcox, husband and wife this 1 day of November, 2019.

Randall A. Wilcox

Kristin H. Wilcox

STATE OF South Carolina
COUNTY OF Richland

On this the 1st day of November, 2019, before me personally appeared Randall A. Wilcox and Kristin H. Wilcox, husband and wife, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of November, 2019.

Bert Jonathan Gives Jr
Notary Public

My Commission Expires: January 9, 2029
(SEAL)

BERT JONATHAN GIVES JR. NOTARY PUBLIC My Commission Expires January 9, 2029 STATE OF SOUTH CAROLINA

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

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)