Karen Johnson Davidson County
Batch# 318415 DEEDWARR
11/22/2019 10:07:52 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191122-0120790

Connie Stroud, Register
Robertson County Tennessee
Rec #: 294232 Instrument #: 353765
Rec'd: 20.00 Recorded
State: 1628.00 11/5/2019 at 10:27 AM
Clerk: 1.00 in Record Book
Other: 2.00 1913 PGS 135-138
Total: 1651.00

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2019.

Notary Public – Larry N. Westbrook
MY COMMISSION EXPIRES: 4/6/2021
File No. G19-6822

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Terri Spinks	Peoples Home Equity	
(NAME)	(NAME)	003-00-0-024.00 & 133-075.00 & 133-075-00-001 & 133-077.00 & 133-070.00 & 133-076.00 & 133-076.00-001
2526 Pennington Bend Road	3701 Arco Drive #200	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Alisa Gail Connell, Successor Trustee of The Paul Arnold Baggett and Abbie Gail Baggett Revocable Living Trust, dated November 14, 2013,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terri Spinks**, /a single woman 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:

PARCEL 1:
(Davidson County Tax Map 3/Parcel 24)
(Robertson County Tax Map 133/Parcel Nos. 75.00 and 75.01)

A certain tract or parcel of land situate in the 12th Civil District of Robertson County, Tennessee, and in the 10th Civil District of Davidson County, Tennessee, described more particularly as follows, to-wit:

Beginning at an iron spike in the center of Tinnin Road, the Northeast corner of Mrs. W. A. Jones; thence with the line of said Jones as follows: South 2 degrees 30 minutes East 457 feet to an iron pin; thence North 88 degrees West 357 feet to an iron pin; thence North 2 degrees 45 minutes East 480 feet to a spike in the center of Tinnin Road, corner to Weesner and the Northeast corner of an unnamed 50-foot proposed road; thence with center of said Tinnin Road, South 89 degrees West 50 feet to an iron spike, corner to Kelly and the Northwest corner of an unnamed 50-foot proposed road; thence with line of Kelly and Murphree, South 2 degrees 45 minutes West 1328 feet to an iron spike, corner to Murphree and Fisher Adams; thence with line of Adams, South 87 degrees East 626 feet to a stake; thence North 7 degrees 30 minutes East 394 feet to a stake; thence North 86 degrees 30 minutes East 75.9 feet to a stake; thence South 62 degrees East 172.2 feet to a stake; thence South 57 degrees East 288.9 feet to a stake; thence North 78 degrees East 339.9 feet to a stake in line of Robert Mayes; thence with line

of said Mayes as follows: North 7 degrees East 41.2 feet to a stone; thence with fence line, North 1 degree 15 minutes East 509 feet to an iron pin, a corner with former land of W. A. Jones; thence with line of former land of Jones as follows: South 85 degrees West 188 feet, West 130 feet, North 71 degrees 30 minutes West 134 feet, North 52 degrees 30 minutes West 272 feet and North 2 degrees 30 minutes East 224 feet to a point in center of Tinnin Road; thence with center of said road as follows: North 82 degrees West 100 feet, North 70 degrees 40 minutes West 100 feet and North 61 degrees 30 minutes West 195.1 feet to the beginning, as per the survey of F. E. Head, Tennessee No. 656, dated April 14, 1975.

SPECIFICALLY EXCLUDED from this description and this conveyance is a tract of land in Davidson and Robertson County, Tennessee, being Lot No. 1 on the Final Plat of a portion of the James H. George Property, of record in Deed Book 316, Pages 701 and 702, and Deed Book 317, Pages 5 and 6, Register's Office for Robertson County.

Also included in the above description but expressly excluded from this conveyance are the following described tracts of land:

No. 1

A certain tract of land located in Robertson County, Tennessee, conveyed to Paul A. Baggett and wife, Abbie Gail Baggett, by Quitclaim Deed from James H. George and Wife, Faith S. George, of record in Book 275, Page 92, Register's Office for Robertson County, Tennessee, and described as follows:

Beginning at an iron pin in the easterly margin of a 50-foot unnamed proposed road, said point being South 2 degrees 45 minutes West 1129 feet from the center of Tinnin Road; thence continuing South 2 degrees 45 minutes West 200.0 feet; thence South 87 degrees 00 minutes East 576.0 feet; thence North 7 degrees 30 minutes East 250.0 feet; thence South 88 degrees 17 minutes West 598.50 feet to the Point of Beginning.

No. 2

A certain tract or parcel of land located in Robertson County, Tennessee, described according to a survey dated August 25, 1987 by Donald W. Fortner, Registered Land Surveyor, No. 1072, conveyed to Paul A. Baggett and wife, Abbie Baggett, by Warranty Deed from James H. George and wife, Faith S. George, of record in Book 199, Page 845, Register's Office for Robertson County, Tennessee, and described as follows:

Beginning at an iron pin in the westerly margin of a 50-foot unnamed road, said point being South 2 degrees 45 minutes West 947.50 feet from the center of Tinnin Road; thence, continuing South 2 degrees 45 minutes West 380.50 feet to an iron pin; thence, South 87 degrees 00 minutes East 50.00 feet to an iron pin in the line of the property conveyed to Paul A. Baggett, et ux, by deed of record in Book 275, Page 92, Register's Office for Robertson County, Tennessee; thence with the line of Baggett North 2 degrees 45 minutes East 200.00 feet to a point; thence, continuing with the line of Baggett North 88 degrees 17 minutes East 598.50 feet to a point in the line of the Fisher Property; thence with the line of Fisher North 7 degrees 30 minutes East 144.00 feet to a point; thence, South 87 degrees 56 minutes West 364.95 feet to a point; thence, North 83 degrees 07 minutes West 294.92 feet to the Point of Beginning.

No. 3

Land in the Tenth Civil District of Davidson County, Tennessee, conveyed to Charles McGaw and wife, Thelma McGaw, by Warranty Deed from James H. George and wife, Faith S. George, of record at Instrument No. 20040818-0099808, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point being the Northwest corner of a tract owned by Charlie McGaw and wife, Thelma R. McGaw, as of record in Deed Book 8985, Page 991, Register's Office for Davidson County, Tennessee and being the Northeast corner point of a tract owned by James George as of record in Deed Book 4969, Page 365, Register's Office for Davidson County, Tennessee; thence with McGaw for the next three calls, South 02 degrees 30 minutes 00 seconds West, 224.00 feet to an iron pipe; thence South 52 degrees 30 minutes 00 seconds East, 275.38 feet to an iron pin; thence South 71 degrees 12 minutes 33 seconds East, 136.01 feet to an iron pin; thence with a new line, North 82 degrees 30 minutes 00 seconds West, 411.86 feet to a new line; thence North 02 degrees 30 minutes 00 seconds East, 385.61 feet to a point in Tinnin Road; thence with Tinnin Road, South 85 degrees 08 minutes 19 seconds East, 55.00 feet to the Point of Beginning.

Being the same property conveyed to Paul Arnold Baggett and Abbie Gail Baggett, Trustees, or their successors-in-interest, of the Paul Arnold Baggett and Abbie Gail Baggett Revocable Living Trust dated November 14, 2013, by deed dated March 11, 2014 from Paul Arnold Baggett and Abbie Gail Baggett, husband and wife, recorded July 25, 2014 in Record Book 1578, Page 677, Register's Office for Robertson County, Tennessee and recorded at Instrument No. 20140730-0067998, Register's Office for Davidson County, Tennessee. The said Paul Arnold Baggett having since died June 15, 2014. The said Abbie Gail Baggett having since died July 11, 2019. Further leaving Alisa Gail Connell as Successor Trustee.

PARCEL 2:

(Robertson County Tax Map 133/Parcel Nos. 77.00 and 77.01)

A certain tract or parcel of land located in Robertson County, Tennessee, described as follows:

Beginning at an iron pin in the Easterly margin of a 50-foot unnamed proposed road, said point being South 2

degrees 45 minutes West 1129.9 feet from the center of Tinnin Road; thence continuing South 2 degrees 45 minutes West 200.00 feet; thence South 87 degrees 00 minutes East 576.0 feet; thence North 7 degrees 30 minutes East 250.00 feet; thence South 88 degrees 17 minutes West 598.50 feet to the Point of Beginning.
Being the same property conveyed to Paul Arnold Baggett and Abbie Gail Baggett, Trustees, or their successors-in-interest, of the Paul Arnold Baggett and Abbie Gail Baggett Revocable Living Trust dated November 14, 2013, by deed dated March 11, 2014 from Paul Arnold Baggett and Abbie Gail Baggett, husband and wife, recorded July 25, 2014 in Record Book 1578, page 681, Register's Office for Robertson County, Tennessee. The said Paul Arnold Baggett having since died June 15, 2014. The said Abbie Gail Baggett having since died July 11, 2019. Further leaving Alisa Gail Connell as Successor Trustee.

PARCEL 3:
(Robertson County Tax Map 133/Parcel No. 70.00)

A certain tract or parcel of land in the 12th Civil District of Robertson County, Tennessee, described according to a survey dated June 20, 1989, by Ray G. Cole, Registered Land Surveyor, Number 924, as follows:
BEGINNING at an iron pin in the southerly margin of Tinnin Road, being the Northwest corner of this tract and the Northeast corner of a tract or parcel of land conveyed to Jesse E. Bruce by deed of record in Deed Book 110, Page 57, Registers Office for Robertson County, Tennessee; thence, with said margin of said road, South 86 degrees 53 minutes 39 seconds East 100.0 feet to an iron pin, a corner to the property conveyed to Eula J. Kelly by deed of record in Deed Book 130, Page 266, said Registers Office; thence, with the line of Kelly, South 04 degrees 29 minutes 58 seconds West 209.0 feet to an iron pin; thence, South 83 degrees 27 minutes 21 seconds East 100.0 feet to an iron pin the line of the property conveyed to James H. George by deed of record in Deed Book 181, Page 360, said Registers Office; thence with the line of George, South 04 degrees 30 minutes 31 seconds West 1092.12 feet to an iron pin; thence North 85 degrees 42 minutes 45 seconds West 213.5 feet to an iron pin by a corner post in the line of Bruce; thence, with the line of Bruce, North 5 degrees 6 minutes 17 seconds East 1303.12 feet to the Point of Beginning, less and except that portion conveyed in Book 1628, page 532, of said Records.
Being the same property conveyed to Paul Arnold Baggett and Abbie Gail Baggett, Trustees, or their successors-in-interest, of the Paul Arnold Baggett and Abbie Gail Baggett Revocable Living Trust dated November 14, 2013, by deed dated March 17, 2014 from Paul Arnold Baggett and Abbie Gail Baggett, husband and wife, recorded July 25, 2014 in Record Book 1578, page 684, Register's Office for Robertson County, Tennessee. The said Paul Arnold Baggett having since died June 15, 2014. The said Abbie Gail Baggett having since died July 11, 2019. Further leaving Alisa Gail Connell as Successor Trustee.

PARCEL 4:
(Robertson County Tax Map 133/Parcel Nos. 76.00 and 76.01)

A certain tract or parcel of land located in Robertson County, Tennessee, described according to a survey dated August 25, 1987 by Donald W. Fortner, Registered Land Surveyor, No. 1072, as follows:

Beginning at an iron pin in the westerly margin of a 50-foot unnamed road, said point being South 2 degrees 45 minutes West 947.50 feet from the center of Tinnin Road; thence, continuing South 2 degrees 45 minutes West 380.50 feet to an iron pin; thence, South 87 degrees 00 minutes East 50.00 feet to an iron pin in the line of the property conveyed to Paul A. Baggett, et ux, by deed of record in Book 275, Page 92, Register's Office for Robertson County, Tennessee; thence with the line of Baggett, North 2 degrees 45 minutes East 200.00 feet to a point; thence, continuing with the line of Baggett, North 88 degrees 17 minutes East 598.50 feet to a point in the line of the Fisher property; thence with the line of Fisher, North 7 degrees 30 minutes East 144.00 feet to a point; thence, South 87 degrees 56 minutes West 364.95 feet to a point; thence, North 83 degrees 07 minutes West 294.92 feet to the Point of Beginning.
Being the same property conveyed to Paul Arnold Baggett and Abbie Gail Baggett, Trustees, or their successors-in-interest, of the Paul Arnold Baggett and Abbie Gail Baggett Revocable Living Trust dated November 14, 2013, by deed dated March 11, 2014 from Paul Arnold Baggett and Abbie Gail Baggett, husband and wife, recorded July 25, 2014 in Record Book 1578, page 686, Register's Office for Robertson County, Tennessee. The said Paul Arnold Baggett having since died June 15, 2014. The said Abbie Gail Baggett having since died July 11, 2019. Further leaving Alisa Gail Connell as Successor Trustee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to easements as recorded in Instrument No. 20140730-0067998 and Record Book 1578, page 677, Register's Office for Davidson County, Tennessee. (Parcel 1)
2. Subject to ingress and egress easment of record in Book 1578, page 681, Register's Office for Robertson County, Tennessee. (Parcel 2)
3. Subject to restrictions as contained in Deed Book 297, Page 868, Register's Office for Davidson County, Tennessee. (Parcel 3)
4. Subject to ingress and egress easement in Record Book 1578, page 686, Register's Office for Davidson County, Tennessee. (Parcel 4)
5. Subject to restrictions in Record Book 1578, page 686 , Register's Office for Robertson County, Tennessee. (Parcel 4)

6. Subject to non exclusive perpetual Right of Way and ingress egress easements of record in Book 299, page 845, Book 1578, page 686, Book 275, page 92 and Book 1578, page 681, said County.
7. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2683 Tinnin Road, Goodlettsville, TN 37072.

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. Whenever 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 28th day of October, 2019.

Paul Arnold Baggett and Abbie Gail Baggett, Trustees of The Paul Arnold Baggett and Abbie Gail Baggett Revoc able Living Trust, dated November 14, 2013

By: Alisa Gail Connell, Successor Trustee
Alisa Gail Connell, Successor Trustee

STATE OF Texas
COUNTY OF Milam }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Alisa Gail Connell, Successor Trustee of The Paul Arnold Baggett and Abbie Gail Baggett Revocable Living Trust, dated November 14, 2013, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Successor Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of October, 2019.

Crystal Cardona
Notary Public

My Commission expires: 3-17-2020

NOTARY PUBLIC STATE OF TEXAS
CRYSTAL CARDONA
NOTARY PUBLIC
STATE OF TEXAS
ID # 13058750-5
My Comm. Expires 03-17-2020

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066