Connie Stroud, Register
Robertson County Tennessee
Rec #: 296005 Instrument #: 355933
Rec'd: 15.00 Recorded
State: 1054.50 12/23/2019 at 2:10 PM
Clerk: 1.00 in Record Book
Other: 2.00 1924
Total: 1072.50 Pages 112-114

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2019.

Notary Public
MY COMMISSION EXPIRES: 2-23-21
File No. G19-7193

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

Karen Johnson Davidson County
Batch# 334627 DEEDWARR
12/26/2019 12:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191226-0133241

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jackie Susanne Winfrey and Dennis Scott Winfrey (NAME)	Same As New Owner (NAME)	133-074.00
2681 Tinnin Rd (STREET ADDRESS)	2681 Tinnin Rd (STREET ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville TN 37072 (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 **Jackie Susanne Winfrey and Dennis Scott Winfrey, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ROBERTSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Lot 1, A PORTION OF THE JAMES H. GEORGE PROPERTY, as shown on plat of record in Deed Book 316, Page 701, as amended in Deed Book 317, Page 5, in the Register's Office, Robertson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being part of that property conveyed to Paul Baggett and wife, Abbie G. Baggett, by Warranty Deed from James H. George and wife, Faith S. George, of record in Record Book 983, Page 27, in the Register's Office of Robertson County, Tennessee, dated November 1, 2004, and recorded on November 5, 2004. Being part of that 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 and any amendments thereto, by Quitclaim Deed from Paul Arnold Baggett and Abbie Gail Baggett, of record in Record Book 1578, Page 677, in the Register's Office of Robertson County, Tennessee, dated March 17, 2014, and recorded on July 25, 2014.

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.

Document also needs to be recorded in Davidson County since this property is on the county line of Robertson and Davidson County.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following: 1. Restrictions as recorded in Book 181, page 360, Register's Office for Robertson County, Tennessee and Book 4969, page 365, Register's Office for Davidson County, Tennessee.

2. Subject to survey for Lot 1 in Book 317, page 5, Register's Office for Robertson County, Tennessee.

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 2681 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 20th day of December, 2019.

The Paul Arnold Baggett and Abbie Gail Baggett Revocable Living Trust dated November 14, 2013

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

STATE OF Texas
COUNTY OF Milam

On this 20th day of December, 2019, before me personally appeared Alisa Gail Connell, Successor Trustee of The Paul Arnold Baggett and Abbie Gail Baggett Revocable Living Trust dated November 14, 2013, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2019.

Christy Baldwin
Notary Signature
My commission expires:
2-2-2020

CHRISTY BALDWIN
NOTARY PUBLIC
STATE OF TEXAS
ID # 12810667-2
My Comm. Expires 02-02-2020

PREPARED BY AND RETURN TO:

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

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

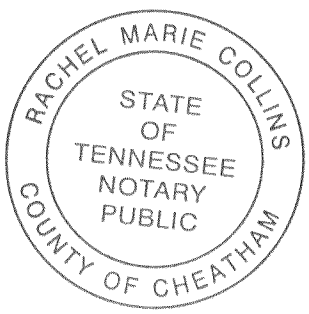
State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

