Karen Johnson Davidson County
Batch# 373176 DEEDWARR
03/17/2020 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20200317-0029230

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: July 24, 2023
(AFFIX SEAL)

MICHELLE LEE PIPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WG-ELAM-19-3713

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
VaSean D. Baker and Acea S. Baker	New Owner	
(NAME)	(NAME)	**150-12-0A-013.00-CO**
3713 Huntingboro Trail		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROSEANNE R. HAVRON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VASEAN D. BAKER AND ACEA S. BAKER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 688 on the Plan of Final P.U.D. Plan of Phase II, Somerset of record in Plat Book 6900, Page 734, in the Register's Office.

Said Lot No. 688 fronts 63.64 feet on the Northeasterly margin of Huntingboro Trail and extends back 135.13 feet on the Northwesterly line and 120.00 feet on the Southeasterly line to a dead line in the rear measuring 70.70 feet thereon.

Being the same property conveyed to Roseanne C. Rigsby, unmarried by Warranty deed from Phillips Builders, Inc. of record in Book 8592, page 204, Register's Office for Davidson County, Tennessee, dated March 31, 1992 and recorded on April 02, 1992. Roseanne C. Rigsby, having since married is now known as Roseanne R. Havron.. Her spouse, James T. Havron, Jr. joins in the execution of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2020, a liennot yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 734, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Plat Book 6900 Page 733, in the aforesaid Register's Office.
- Declaration of Restrictive Covenants of record in Book 7619 Page 647, amendments in Book 7657 Page 538, Book 7675 Page 923, Book 8708 Page 630 and at Instrument No. 20060405-0039162, supplements in Book 7776 Page 826, Book 8201 Page 770, Book 9036 Page 326, Book 9065 Page 744, Book 9072 Page 572, Book 9245 Page 332, Book 9696 Page 654 and Book 10404 Page 641, in the aforesaid Register's Office.
- Charter of Somerset Homeowners Association, Inc. of record in Book 7661 Page 37, in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3713 Huntingboro Trail, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 25th DAY OF FEBRUARY, 2020.

Roseanne R. Havron by James T. Havron, Jr. Attorney in Fact

Roseanne R. Havron by James T. Havron, Jr., Attorney in Fact

James T. Havron

James T. Havron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES T. HAVRON JR, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROSEANNE R. HAVRON, and who acknowledged he/she/they executed the same as the free act and deed of the said ROSEANNE R. HAVRON.

Witness my hand and official seal, this the 25th of February, 2020.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES T. HAVRON JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2020.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

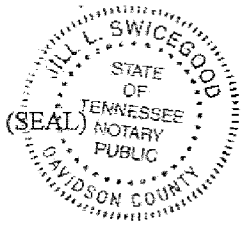
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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