File 32993-8

Box 14

Karen Johnson Davidson County
Batch# 378890 DEEDWARR
03/30/2020 08:17:42 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00

20200330-0033641

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2020.

Notary Public

My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner As Follows:
Reagan Saig and Joseph Saig
944B Glendale Lane
Nashville, TN 37204

Send Tax Bills To:
Fifth Third Bank, N.A.
P.O. Box 630170
Cincinnati, OH 45263

Map-Parcel Number:
132-05-0Q-002.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ED H. BAIRD, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **REAGAN SAIG, wife**

and JOSEPH SAIG, husband, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the plan of 944 Glendale Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 944 Glendale Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20130404-0033351, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Ed H. Baird by deed from Shackleford Partners, GP, a Tennessee general partnership, of record in Instrument No. 20140421-0032735, dated April 16, 2014, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 61, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20130404-0033351, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the use of the common areas/elements.

This is improved property known as: 944B Glendale Lane, Nashville, TN 37204

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of March, 2020.

Ed H. Baird

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ed H. Baird, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of March, 2020.

Notary Public

My Commission Expires:

