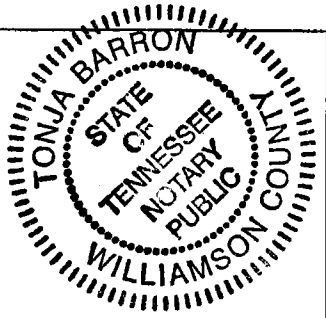
Karen Johnson Davidson County
Batch# 478094 DEEDWARR
09/17/2020 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20200917-0106794



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $410,000.00.

Affiant

Sworn to and subscribed before me this 14th day of September, 2020.

Notary Public
My Commission Expires: 10/31/2022

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Nels B. Jensen and Joan E. Jensen			
912 Sherbrooke Cove	912 Sherbrooke Cove	New Owner	180-04-0A-084.00
Nashville, TN 37211	Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Caitlin C. Baggett f/k/a Caitlin C. Chavis, joined by her husband, James Ryan Baggett,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Nels B. Jensen and Joan E. Jensen, husband and wife** (Grantees), their heirs and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Revision One, of Section Three, Highland Creek of record as Instrument No. 20030716-0099524, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Caitlin C. Chavis by Warranty deed from Eddie R. Adams a married person of record in Instrument No. 20131003-0103899 Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on October 03, 2013.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020 and all subsequent years.
Plan of record in Instrument No. 20030716-0099524, Register's Office for Davidson County, Tennessee.
Covenants, Conditions and Restrictions of record in Book 11568, Page 311, as supplemented in Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 11568, Page 301, Register's Office for Davidson County, Tennessee.
Quitclaim Deed to HOA for open space of record in Instrument No. 20031014-0151693, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 569, Book 10419, Page 504, Book 10419, Page 516 and Book 10569, Page 732, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Book 11338, Page 738, Register's Office for Davidson County, Tennessee.
Rights of others in and to the common areas and/or elements.

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 897791

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 14th day of September, 2020.

Caitlin C. Baggett f/k/a Caitlin C. Chavis

James Ryan Baggett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Caitlin C. Baggett f/k/a Caitlin C. Chavis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 14th day of September, 2020.

NOTARY PUBLIC
My Commission Expires: 12-29-20

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **James Ryan Baggett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 14th day of September, 2020.

NOTARY PUBLIC
My Commission Expires: 12-29-20

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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.

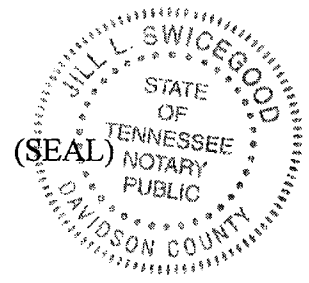
Attorney or Custodian

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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