Karen Johnson Davidson County
Batch# 508539 DEEDWARR
11/03/2020 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20201103-0128828

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2020.

Notary Public
MY COMMISSION EXPIRES: 6/1/2024
File No. G20-10772

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Layton Jones (NAME)	New Owner (NAME)	17-91
802 Lynn Drive (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (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, **Craig A. Baggett, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Layton Jones, an unmarried man,** 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:

A certain tractor parcel of land in the 3rd Councilmanic District of Davidson County, Tennessee, described according to a survey by Tommy E. Walker, R.L.S., TN License NO. 1465 dated 4/11/08 as follows:

BEGINNING at an existing iron pin in the southeasteriy margin of Lickton Pike, said pin being the most northeast corner of herein described tract; thence now leaving said margin S 18 deg. 23 min. 45 sec. E, 169.08 feet to an existing iron pin; thence S 20 deg. 43 min. 05 sec. E, 303.70 feet to an existing iron pin; thence S 08 deg. 52 min. 34 sec. E, 55.35 feet to an existing iron pin; thence S 19 deg. 48 min. 36 sec. E. 163.41 feet to an existing iron pin; thence S 48 deg. 11 min. 57 sec. W, 404.36 feet to an existing iron pin at a tee post; thence S 21 deg. 15 min. 08 sec. E, 543.56 feet to an existing iron pin at a tee post: thence S 57 deg. 02 min. 03 sec. W, 143.43 feet to an existing iron pin at a corner post; thence N 30 deg. 14 min. 31 sec. W, 261.29 feet to an existing iron pin at a 40 foot white oak tree; thence N 30 deg. 57 min. 57 sec. W. 698.75 feet to an existing iron pin at a corner post; thence N 70 deg. 02 min. 14 sec. E, 368.62 feet to an existing iron pin at a wood post; thence N 64 deg. 13 min. 05 sec. E, 303.92 feet to an existing iron pin at a corner post: thence N 20 deg. 53 min. 09 sec. W, 429.65 feet to an existing iron stake in the southeasterly margin of Lickton Pike; thence with said margin N 46 deg. 47 min. 12 sec. E, 33.20 feet to the point of beginning containing 7.608 acres. more or less.

INCLUDED in this conveyance is a 12' x 62' 1962 Chaparell Mobile Home bearing Manufacturer's Identification Number 2260611270 which is underpinned, with the wheels removed with two rooms added, framed and covered with vinyl siding on all sides and forming a permanent part of the hereinabove described property.

Being the same property conveyed to Craig A. Baggett, unmarried by Deed dated April 12, 2019 from William E. Ayers, unmarried, recorded April 12, 2019, in Instrument Number 20190412-0033782, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Easement for ingress/egress/regress of record in Book 9028, page 933, Register's Office for Davidson County, Tennessee.

2. Subject to ingress/egress easement in Instrument No. 20080730-0078209, Register's Office for Davidson County, Tennessee.

3. Subject to cemetery located on property and ingress/egress/thereto.

4. Affidavit of Affixation in Instrument No. 20180712-0067583, Register's Office for Davidson County, Tennessee.

The 2020 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 6011 Lickton Pike, 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 2nd day of November, 2020.

Craig A. Baggett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of November, 2020, before me personally appeared Craig A. Baggett, 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 2nd day of November, 2020.

Notary Signature
My commission expires: 6/1/2024

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY

PREPARED BY AND RETURN TO:

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

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY