Karen Johnson Davidson County
Batch# 580673 DEEDWARR
03/01/2021 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20210301-0025438

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0081

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of February, 2021

Notary Public

Commission Expires: 10-21-2024

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Crystal Gans 217 Hart Lane Nashville, TN 37207	New Owner	060-12-0-070.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Baggett General Contractors

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Crystal Gans, a single woman

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:

LAND located in the 8th Council District of Nashville, Davidson County, Tennessee, said land being part of Lot No. 4 on the Plan of Dewey E. Moore Lands according to a survey dated August 19, 1957 by M.H. Ragan, Surveyor (not of record) and being described more particularly as follows:

BEGINNING at an iron rod (new) on the current northerly margin of Hart Lane, said rod being the southwest corner of the James T. Morgan land (Instrument # 20170308-0022867 R.O.D.C., TN) which is located N. 77° 28' 32" W. 55.03 feet from the northwest R.O.W. intersection of said Hart Lane and Whitney Park Drive at said Morgan's southeast corner; thence with said northerly margin of Hart Lane, N. 77° 28' 32" W. 55.03 feet to an iron rod (new) at the southeast corner of Tina M. Anderson land (Instrument # 20160627-0065222 R.O.D.C., TN); thence leaving said northerly margin, with said Anderson N. 09° 09' 53" E. 170.26 feet to an iron rod (new) in the southerly line of Sophos, LLC land (Instrument # 20150811-0080269 R.O.D.C, TN); thence with said Sophos, LLC land S. 79° 56' 32" E. 55.00 feet to an iron rod (new) at the northwest corner of said Morgan; thence with said Morgan S. 09° 11' 02" W. 172.63 feet to the point of beginning, containing 9,423.22 Sq. Ft. or 0.22 acre, more or less, according to a survey dated 2-10-2020 by Campbell, McRae & Associates Surveying, Inc. certified by John Hood, TN RLS #1838.

BEING the same property conveyed to Baggett General Contractors, a Tennessee General Partnership, by Warranty Deed from Mothership Ventures, LLC, a Tennessee Limited Liability Company, dated 2/12/2020 and recorded 2/13/2020 in Instrument No. 20200213-0016517, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 217 Hart Lane Nashville, TN 37207.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of February, 2021.

Baggett General Contractors, a Tennessee Partnership

By: _____
Gerry J. Baggett, Partner

By: _____
Jason D. Baggett, Partner

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gerry J. Baggett and Jason D. Baggett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Partners for Baggett General Contractors and that they are authorized by Baggett General Contractors to execute this instrument on its behalf as such Partners.

Witness my hand and seal at Hendersonville, Tennessee, this 16th day of February, 2021.

Kim Gillespie
Notary Public at Large
My commission expires: 8-20-24



True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

