STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$348,000.00** (Three Hundred Forty Eight Thousand).

AFFIANT

Subscribed to and sworn before me this 23rd day of March, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024 (NOTARY SEAL)

Karen Johnson Davidson County
Batch# 600126 **DEEDWARR**
03/25/2021 09:56:44 AM 2 pgs
Fees: $13.00 Taxes: $1,287.60

20210325-0039256

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeremy Ray Baker 8552 Coopertown Road Joelton, TN 37080	**SAME AS NEW OWNER**	00400019200

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, **SARA J. CAIN, A WIDOW,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JEREMY RAY BAKER, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin in the Northerly Right-of-Way (25 feet from the centerline) of Coopertown Road, said pin being North 81 degrees 36 minutes 07 seconds West 679.32 feet along said Right-of-Way from its intersection with the Westerly boundary line of property owned by Peter J. Meadows et ux. of record in Deed Book 5534 Page 839 in the Register's Office of Davidson County, Tennessee, and being Northerly 0.93 mile along said Right-of-Way from its intersection with Whites Creek Pike; Thence, with said Right-of-Way, North 81 degrees 36 minutes 07 seconds West 8.00 feet to the beginning of a curve in said Right-of-Way concave to the South and having a radius of 743.66 feet; Thence, with said curve and Right-of-Way, Westerly an arc distance of 214.71 feet to an iron pin; Thence, severing the property of Nobel C. Caudill II, of record in Deed Book 8114 Page 913 in said Register's Office, as follows: North 8 degrees 08 minutes 40 seconds West 694.03 feet to an iron pin, South 88 degrees 44 minutes 19 seconds East 420.62 feet to an iron pin, South 8 degrees 23 minutes 53 seconds West 686.78 feet to the beginning containing 5.01 acres.

The above described tract is subject to a permanent and perpetual easement for the maintenance and existence of a fence, said easement being parallel to and extending 20 feet to the north of the entire length of the southerly boundary line of said tract, said southerly boundary line being the northerly right-of-way (25 feet from the centerline) of Coopertown Road.

This description is based on a field survey completed on September 27, 1990 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513.

The above described tract is benefited by an easement for the purpose of ingress, egress, drainage and utilities across said Caudill property between said tract and Coopertown Road, said easement as shown on Declaration of Covenants and maintenance agreement for Coopertown Farms of record in Book 8211, page 319, said Register's Office as may be amended from time to time.

Being the same property conveyed to Leroy Cain, Jr. and wife, Sara J. Cain by deed from Caudill Enterprises, a Tennessee Limited Partnership and Noble C. Caudill, II, individually, of record in Book 9045, page 347, dated August 9, 1993 and recorded on August 12, 1993, Register's Office for Davidson County, Tennessee. The said Leroy Cain, Jr having since died April 26, 2017 leaving Sara J. Cain as surviving tenant by the entirety upon his death.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **8552 COOPERTOWN ROAD** **JOELTON, TN 37080**

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. 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.

LTSR Number:

GTE File: 2021015989

WITNESS, this 23rd day of March, 2021

Sara J. Cain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of March, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sara J. Cain** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 23rd day of March, 2021.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

LTSR Number:

GTE File: 2021015989