RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

FOR OFFICIAL USE

Karen Johnson Davidson County
Batch# 756515 DEEDWARR
11/17/2021 10:19:18 AM 3 pgs
Fees: $18.00 Taxes: $5,490.80

20211117-0153031

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,484,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11/16/2021

Notary Public

MY COMMISSION EXPIRES: 1-8-24
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-4180

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey K. Magner		082-04-0-419.00
(NAME) 909 Manila Avenue	(NAME)	
(ADDRESS) Nashville, TN, 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cindy Baines and Timothy Baines, wife and husband and Meagan Marie Webb and Dusty Ray Webb, wife and husband,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsey K. Magner,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of Resubdivision of Lot 5 of the Resubdivision of James Burns Subdivision of record in Instrument No. 20200224-0020358, in the 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 Cindy Baines and Timothy Baines, wife and husband, and Meagan Marie Webb and Dusty Ray Webb, wife and husband by Deed dated June 15, 2021 from Cindy Baines and Timothy Baines. wife and husband, recorded June 14, 2021, in Instrument Number 20210614-0080034, in the Register's Office of Davidson County, Tennessee.

*Scrivener's Affidavit recorded in Instrument Number 20211112-0150869 in the Register's Office for Davidson County, Tennessee to correct the legal description recorded in error by a Quitclaim Deed recorded in Instrument 20210614-0080034 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **909 Manila Avenue, Nashville, TN 37206**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **16th** day of **November, 2021**.

Cindy Baines

Timothy Baines

Megan Marie Webb

MEAGAN

Dusty Ray Webb

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Cindy Baines and Timothy Baines, a married couple and Meagan Marie Webb and Dusty Ray Webb, a married couple**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **16th** day of **November, 2021**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PERMITTED EXCEPTIONS

1. Taxes for the year 2021, a lien due and payable, but not delinquent.
2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 40, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record as Instrument Number 20200224-0020358, Register's Office of Davidson County, Tennessee.
4. Permanent Ingress and Egress Easement and Temporary Construction/Access Easement Agreement of record in Instrument Number 20160909-0095251, in the Register's Office for Davidson County, Tennessee.
5. Stormwater Facilities and Systems of record in Instrument Number 20150408-0030761, in the Register's Office for Davidson County, Tennessee.