Karen Johnson Davidson County
Batch# 769433 DEEDWARR
12/07/2021 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20211207-0162280

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-2598TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of November, 2021.

Notary Public
Commission Expiration: 03/07/2023

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
S&A Investment Group, LLC 794 Walpole Drive Gallatin, TN 37066	**SAME AS NEW OWNER**	071-15-0-428.00

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, **Bonita Smith Baines, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **S&A Investment Group, LLC** 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:

Property known as: 1205 Pennock Avenue, Nashville, TN 37207, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of Crutcher's Subdivision of part of the Lucy H. Lindsley Property in Northeast Nashville, of record in Book 161, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the easterly side of Pennock Avenue and runs back between parallel lines 180 feet, more or less, to an alley.

Being the same property conveyed to Walter L. Baines and wife, Bonita R. Baines, by Warranty Deed from George Andrew Calvo and wife, Jackie M. Calvo, dated 10/28/1983 and recorded 10/31/1983 in Book 6166, Page 403, Register's Office for Davidson County, Tennessee. The said Walter L. Baines is deceased as of 10/15/2006, leaving Bonita R. Baines as the sole owner of the subject property. The said Bonita R. Baines is also known as Bonita Smith Baines.

Tax Map and Parcel ID: 071-15-0-428.00

Durable Power of Attorney for Bonita Smith Baines dated 07/28/2021, of record in Instrument No. 202112070162279, said Register's Office.

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.

This is improved property known as: 1205 Pennock Avenue, 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 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 unemcumbered, 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 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 hand this 19th day of November, 2021.

Bonita Smith Baines by Celestine J. Cantrell as her Attorney in Fact

Bonita Smith Baines by Celestine J. Cantrell as her
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2021, before me personally appeared **Celestine J. Cantrell as Attorney in Fact for Bonita Smith Baines**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 19th day of November, 2021.

Notary Public

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Commission Expiration:

My Commission Expires Nov. 6, 2024

LTE File No.: 21-2598TN

Tennessee Certification of Electronic Document

I, Chelsea McMaster, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/19/2021 (date of document).

Chelsea McMaster
Affiant Signature

11/23/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 8.27.2022

NOTARY'S SEAL

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires

202112070162280