WARRANTY DEED

Karen Johnson Davidson County
Batch# 793265 DEEDWARR
01/19/2022 02:03:35 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20220119-0007438

B-EXIT-21-3043

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

PAM SALAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 12.1.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Craig A. Baggett, Sr.	newowner	
(NAME)	(NAME)	**108-03-0-064.00**
3043 Casa Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT MCCAIN AND ANGELA PETERSEN, BOTH UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CRAIG A. BAGGETT, SR.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 46A on the Plan of Zone Lot Division, Lots 42-48 & 102-107. Section 5, Patio Villa, of record in Plat Book 5200, Page 686, amending Plat Book 5800, Page 335, 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 Larry Darwin Lankford, unmarried by Warranty deed from Gilbert L. Smith, married of record in Instrument No. 20090918-0087230 Register's Office for Davidson County, Tennessee, dated September 17, 2009 and recorded on September 18, 2009. (Value of consideration shown in aforementioned deed $75,000.00.)

The said Larry Darwin Lankford having died Intestate on or about January 22, 2020, leaving Larry Michael Lankford and Lisa Lankford Walls as his heirs at law, according to the Affidavit of Heirship recorded on April 6, 2021 in Instrument No. 20210406-0044549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa Lankford Walls, unmarried by Quitclaim deed from Larry Michael Lankford of record in Instrument No. 20210406-0044550 Register's Office for Davidson County, Tennessee, dated March 30, 2021 and recorded on April 06, 2021.

Being the same property conveyed to Scott McCain and Angela Petersen, tenants in common with right of survivorship by Warranty deed from Lisa Lankford Walls, unmarried of record in Instrument No. 20210622-0083999 Register's Office for Davidson County, Tennessee, dated June 17, 2021 and recorded on June 22, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 686 and amending Plat Book 5800 Page 335. Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6555, Page 576, Book 6199, Page 70 and Book 6956, Page 383,, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3043 Casa Dr, Nashville, Tennessee 37214**.

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. 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/our hand(s) this the 14th DAY OF JANUARY, 2022.

Scott McCain

Angela Petersen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT MCCAIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of January, 2022.

Notary Public
My Commission Expires: 12.1.2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA PETERSEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of January, 2022.

Notary Public
My Commission Expires: 12.1.2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212