WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/04 13:58 2pgs
Fees:13.00 Taxes:36.63

20041005-0119862

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,900.00

Dean Balding Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2004.

Jackie Lamps
Notary Public

JACKIE LAMPS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean Balding Baxter	SAME	Map 71 Group 9 Parcel 87
(NAME) 6660 Hull Avenue	(NAME)	
(ADDRESS) Lewisburg, TN 37091	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Angela Cheryl Sherling Magli, as Trustee and Individually and Randolph Rose Sherling, Jr., as Trustee and Individually, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dean Balding Baxter, 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 in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 194 and 195 on the Plan of Brooklyn Heights, of record in Book 332, page 140, Register's Office of Davidson County, Tennessee.

Said Lots Nos. 194 and 195 front 40 feet each on the westerly side of Kassia Street and run back westerly between parallel lines 140 feet, more or less, to an alley.

Being property conveyed to Randolph R. Sherling by deed of record in Book 7113, page 253, said Register's Office. The said Randolph R. Sherling having since died, on April 27, 1998 and according to his Last Will and Testament of record in The Probate Court of Davidson County No. 95396, said property vested into the marital trust, with Virginia B. Sherling, Angela Cheryl Magli and Randloph Rose Sherling, Jr., to serve as Trustees. Virginia B. Sherling having died on January 8, 2004 and the marital trust terminated with the trust corpos being distributed to Angela Cheryl Sherling Magli and Randolph Rose Sherling, Jr.

2004 Metropolitan Davidson County Taxes a lien against said property but are not yet due and payable. Map 71 Group 9 Parcel 87

unimproved ☒

This is improved ☐ property, known as 1704 Kassia St., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 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 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 our hands this 16th day of September, 2004.

Randolph Rose Sherling, Jr., as Trustee and Individually

Angela Cheryl Sherling Magli, as Trustee and Individually

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Angela Cheryl Sherling Magli, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained individually and as Trustee of the marital trust under Randolph R. Sherling's Last Will and Testament.

Witness my hand and official seal at Franklin, Tennessee this 17th day of September, 2004.

JACKIE LAMPLEY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN

Commission expires: 07/25/05

Notary Public

STATE OF FLORIDA

COUNTY OF Marion

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Randolph Rose Sherling, Jr., 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 executed the foregoing instrument for the purposes therein contained, individually and as Trustee of the marital trust under Randolph R. Sherling's Last Will and Testament.

Witness my hand and official seal at Ocala, Florida, this 16th day of September, 2004.

Commission expires:

DEATRA THOMAS
MY COMMISSION # DD 175118
EXPIRES: January 14, 2007
Bonded Thru Notary Public Underwriters

Notary Public