#264

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,610.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

My Commission Expires MAR. 31, 2007

Southern Land Title & Escrow
934 Oldham Dr., Suite 100-A
Nolensville, TN 37135
Phone: 615-776-7461

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	(NEW OWNER)	MAP-PARCEL NUMBERS
Lawrence C. Cammon, Sr. (NAME)		164-12-46
1509 Laurel Oak Drive (ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013 (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, C. Lee Baxley and Carl R. Baxley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lawrence C. Cammon, Sr., 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, Tennessee, being Lot No. 174 on the Plan of Second Revision to the Final Plat of Meadow Woods, Phase I, of record in Plat Book 9700, Page 570, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to C. Lee Baxley and Carl B. Baxley, by deed of record in Book 11530, Page 521, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Carl B. Baxley by C. Lee Baxley as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050516-0055001, in the Register's Office for Davidson County, Tennessee.

This is not the personal, primary, or marital residence of the grantors.

unimproved ☐

This is improved ☒ property, known as 1509 Laurel Oak Dr., Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 05/16/05 14:16 2 pgs
Fees:13.00 Taxes:457.38

20050516-0055002

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this 6th day of May, 2005.

C. Lee Baxley

Carl R. Baxley BY C. LEE BAXLEY ATTY w/ FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Lee Baxley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

On this the 6th day of May, 2005, before me personally appeared C. Lee Baxley, the person who executed the foregoing instrument on behalf of Carl B. Baxley and who acknowledged that he executed the same as the free act and deed of the said Carl B. Baxley, through Power of Attorney granted him by the said Carl B. Baxley.

Witness my hand and official seal at Nashville, Tennessee this 6th day of May, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006