03

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/24/05 08:03 2 pgs
Fees:13.00 Taxes:386.65

20050824-0100642

STATE OF TENNESSEE
COUNTY OF WILLLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Carol J. Yarnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2005.

Carol R. Rivers
Notary Public

MY COMMISSION EXPIRES: . 11/20/08
(AFFIX SEAL)

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC TN WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-4655

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent Leonard Baxter	1st Trust Bank for Savings	149-03-0-008.00
(NAME)	(NAME)	
2439 Broadview Drive	PO BOX 17257	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Memphis, TN 38187	
(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, Gregory Yarnell and wife, Carissa Yarnell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brent Leonard Baxter, a single man, HEREINAFTER CALLED THE GRANTEE, HIS 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. 420 on the plan of Section Six, Edge-O-Lake Estates of record in Book 3700, Pages 15 and 16, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregory Yarnell, unmarried by Warranty Deed from David Lafferty and wife, Elizabeth Lafferty, dated July 30, 1998, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Gregory Yarnell and wife, Carissa Yarnell by Quitclaim Deed from Gregory Yarnell, dated March 26, 2004, of record in Instrument No. 20040414-0041863, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2439 Broadview Dr., Nashville, TN 37217

(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 GRANTEE, 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.

Carol J. Yarnell executes this Warranty Deed for and on behalf of Gregory Yarnell and Carissa Yarnell pursuant to a Power of Attorney recorded simultaneously herewith.

Witness my hand this 18th day of August, 2005.

Gregory Yarnell by Carol J. Yarnell atty-in-fact
Gregory Yarnell
By: Carol J. Yarnell, Attorney in fact

Carissa Yarnell by Carol J. Yarnell atty-in-fact
Carissa Yarnell
By: Carol J. Yarnell, Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Carol J. Yarnell, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Gregory Yarnell and Carissa Yarnell, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Gregory Yarnell and Carissa Yarnell.

Witness my hand and Notarial Seal this August 18, 2005.

Carol R Rivers
Notary Public

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission Expires: 11/10/08

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027