WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2006 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/01/06 13:37 2 pgs
Fees:13.00 Taxes:266.40
20060601-0064516

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 20, 2006

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Madry, Jr.	SAME **Same**	**69-04 128.00**
(NAME) **3940 Kings Lane**	(NAME)	
(ADDRESS) Nashville, TN 37218	(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, **The Estate of Maxie E. Baxter,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward Madry, Jr., a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 184 ON THE PLAN OF HAYNES PARK, SECTION II, AS OF RECORD IN BOOK 4460, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 184 FRONTS 45.66 FEET ON THE WESTERLY SIDE OF EVE CIRCLE AND RUNS BACK BETWEEN LINES 154.17 FEET ON THE NORTHERLY LINE AND 141.98 FEET ON THE SOUTHERLY LINE TO A LINE AT THE REAR ON WHICH IT MEASURES 175 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY WA RRANTY DEED FROM W. L. BAINBRIDGE COMPANY TO MAXIE E. BAXTER AS RECORDED ON THE 12TH DAY OF MAY, 1972 IN DEED BOOK 4600, PAGE 959, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MAXIE E. BAXTER HAVING SINCE DIED VESTING PROPERTY TO HER NAMED PERSONAL REPRESTATIVE, EDWARD C. HATCH, JR. ACCORDING TO THE LAST WILL AND TESTAMENT OF MAXIE E. BAXTER, ADMITTED TO PROBATE IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, AT DOCKET #05 P-1375.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **113 Eve Street, Nashville, TN 37218**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **24th** day of **May, 2006**.

The Estate of Maxie E. Baxter

By: Edward C. Hatch Jr., Personal Representative

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Edward C. Hatch, Jr., whom I am personally acquainted and who upon his/her/their oath acknowledged himself/~~herself/themselves~~ to be the Personal Representative, and that he/~~she/they~~ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Estate of Maxie E. Baxter.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of May, 2006

NOTARY

MY COMMISSION EXPIRES:

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006