File No. 280500177s

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/08 14:40 3 pgs
Fees:18.00 Taxes:1386.39
20080609-0059249

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: July 16, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura F. Harper	Laura F. Harper	16007001601
(NAME) 627 Baxter Lane	(NAME) P.O. Box 150726	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville, TN 37215	
(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 considerations, the receipt of which is hereby acknowledged, WE, **CAROL LYNN DOYLE AND ANDREW J. DOYLE, MARRIED,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **LAURA F. HARPER**, hereinafter called the grantee(s), 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 the northwesterly part of Lot No. 12 on the Plan of Subdivision of Ed Baxter Property, not of record, described according to a copy of a survey by Hickerson & Hickerson, January 10, 1964, as follows:

BEGINNING at an iron pin in the southerly margin of Baxter Avenue at the northwest corner of the property conveyed to James R. Read and wife, by deed of record in Book 2639, Page 169, Register's Office for Davidson County, Tennessee; thence with Read's westerly line, S 5 deg. W 337.0 feet to an iron pin, Read's southwest corner; thence with Read's south line, N 87 deg. 15' E 26.0 feet to an iron pin; thence leaving his line, S 5 deg. W 130.2 feet to an iron pin in the edge of a creek; thence N 85 deg. W 200.0 feet to a stake in a fence post, the common corner of Lots 11, 12, 18 and 19; thence with an old wire fence, the line between Lots 11 and 12, N 5 deg. E 463.8 feet to an iron pin in the southerly margin of Baxter Avenue; thence with said margin of said Avenue, S 85 deg. E 174.0 feet to the point of beginning, containing 2.0 acres, more or less.

Being the same property conveyed to Carol Lynn Doyle et vir, Andrew J. Doyle by QuitClaim Deed dated March 7, 1995, from Evelyn Vester Johnson, a widow of record in Book 9617, Page 228, Register's Office for said County. Evelyn Vester Johnson, a widow, reserved to herself, a life estate and the right to occupy the granted premises during her lifetime. Said Evelyn Vester Johnson died on December 25, 2001

Said property being the same property previously conveyed to Windford Craig Johnson and wife, Evelyn Vester Johnson by deed from Julia L. Mallernee, a widow, of record in Book 3675, Page 232, Register's Office for said County. Said Windford Craig Johnson having since died.

This conveyance is further subject to (1) Water Line Easement as shown of record in Book 2290, Page 217, Register's Office for said County. (2) Water and Electric Line Easements as shown of record in Book 2639, Page 169, Register's Office for said County (3) Electric Line Easement as shown of record in Book 3675, Page 232, Register's Office for said County. (4) Restrictive Covenants of record in Book 9827, Page 991 and Instrument No. 20041201-0143060, Register's Office of said County. (5) Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

unimproved ☐

This is improved ☒ property, known as 627 Baxter Lane, Nashville, TN 37220
(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 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 hands this 5th day of June, 2008.

Carol Lynn Doyle

Carol Lynn Doyle

Andrew J. Doyle

Andrew J. Doyle

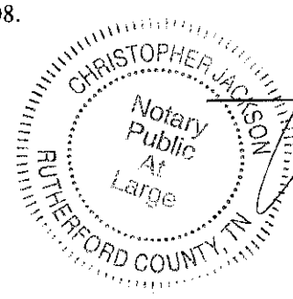
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Carol Lynn Doyle and Andrew J. Doyle the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of June, 2008.

Commission expires: July 20, 2011



Notary Public

File Number: 280500177s

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L Reynolds, a notary public for this county and state Christopher R Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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