Return to: JTC
22981-8

BOX 14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110004037 DEEDWARR
Recvd: 01/20/11 11:07 2 pgs
Fees:13.00 Taxes:425.50
20110120-0005569

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

DEANIE L. GREGORY, ATTY **THIS INSTRUMENT WAS PREPARED BY**
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia R. Rose	AVENUE BANK	04107006800
(NAME)	(NAME)	
1215 Bell Grimes Lane	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37207	Nashville, TN 37215	
(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, Myles Morman Baldwin Jr., Patricia Ann Baldwin Smith, and Terry Allen Baldwin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia R. Rose, an unmarried person, HEREINAFTER CALLED THE GRANTEE, HER 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. 37 on the Plan of Section I, Bellshire Estates, of record in Book 2133, Pages 124 and 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Myles M. Baldwin and wife, Dorothy Allen Hall Baldwin, by Deed from W. C. Allen and Donald Guinn, of record in Book 269, Page 563, Register's Office for Davidson County, Tennessee. The said Myles M. Baldwin having since died. Further being the same property conveyed by Quit Claim Deed to Myles Morman Baldwin, Jr., Patricia Ann Baldwin Smith and Terry Allen Baldwin from Dorothy Allen Hall Baldwin of record in Book 10380, Page 330, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR 2011 AND SUBSEQUENT YEARS; SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 2294, PAGE 346 AND BOOK 2298, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF BELLSHIRE ESTATES SUBDIVISION OF RECORD IN BOOK 2133, PAGES 124 AND 125, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1215 Bell Grimes Lane, Nashville, TN 37027
(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 13th day of January, 2011.

Myles Morman Baldwin Jr.

Patricia Ann Baldwin Smith

Terry Allen Baldwin

By: Myles M. Baldwin, Jr. Attorney-in-Fact
Myles M. Baldwin, Jr. Attorney-in-Fact

By: Myles M. Baldwin, Jr., Attorney-in-Fact
Myles M. Baldwin, Jr., Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Myles Morman Baldwin, Jr., the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at Madison, Tennessee, this the 13th day of January, 2011.

My commission expires: 3/3/2014

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named, Myles M. Baldwin, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Patricia Ann Baldwin Smith, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Patricia Ann Baldwin Smith, for the purpose therein contained, by signing the name of Patricia Ann Baldwin Smith, by himself by Attorney-in-Fact.

Witness my hand and official seal at Madison, Tennessee, this the 13th day of January, 2011.

My commission expires: 3/3/2014

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Myles M. Baldwin, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Terry Allen Baldwin, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Terry Allen Baldwin, for the purpose therein contained, by signing the name of Terry Allen Baldwin by himself as Attorney-in-Fact.

Witness my hand and official seal at Madison, Tennessee, this the 13th day of January, 2011.

My commission expires: 3/3/2014

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY