T-97887-13

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First Title & Escrow
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This document prepared by:
PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.: 117 05 0127.00

BILL GARRETT, Davidson County
Trans:T20130019964 DEEDQC
Recvd: 03/12/13 10:29 4 pgs
Fees:22.00 Taxes:0.00
20130312-0024406

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 6TH day of MARCH, 2013, by and between CARROLL M. BAXLEY, F/K/A JANE CARROLL MAULDIN, A MARRIED WOMAN, WHO ACQUIRED TITLE AS UNMARRIED, of 3507 GRAYSWOOD AVENUE, NASHVILLE, TN 37215 hereinafter referred to as Grantor(s) and CHRISTOPHER K. BAXLEY AND CARROLL M. BAXLEY, HUSBAND AND WIFE, of 3507 GRAYSWOOD AVENUE, NASHVILLE, TN 37215, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 3507 GRAYSWOOD AVENUE, NASHVILLE, TN 37215
Property Tax ID No.: 117 05 0127.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20040512-0055244, Recorded: 05/12/2004

And that said conveyance does not render the Grantor insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this 6TH day of MARCH, 2013.

Notary Public
Commission Expires 7-18-2016

Name and address for person(s) responsible for taxes:

CHRISTOPHER K. BAXLEY AND CARROLL M. BAXLEY
3507 GRAYSWOOD AVENUE
NASHVILLE, TN 37215

Name and address of property owner:

CHRISTOPHER K. BAXLEY AND CARROLL M. BAXLEY
3507 GRAYSWOOD AVENUE
NASHVILLE, TN 37215

JERRY TAPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Assessor's parcel No. 117 05 0127.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Carroll M. Baxley
CARROLL M. BAXLEY, F/K/A
JANE CARROLL MAULDIN

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Carroll M Baxley, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 6TH day of MARCH, 2013.

Jerry Tapley
Notary Public
My Commission expires: 7-18-2016

JERRY TAPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LEGAL DESCRIPTION T-97887-13

A CERTAIN TRACT OR PARCEL OF LAND, SITUATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 24,25,26, AND 27 OF BLOCK B ON THE REVISED PLAN OF THE LIFE & CASUALTY INSURANCE COMPANY'S SUBDIVISION OF WOODMONT ACRES, AS OF RECORD IN BOOK 843, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

PARCEL ID: 117 05 0 127.00

Being the same property as transferred by Warranty Deed on 12/01/2010 and recorded 12/03/2010 from SCOTT E. DEVER, MARRIED to JANE CARROLL MAULDIN, UNMARRIED , , recorded in Document Number 20101203-0096592

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