WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130041603 DEEDWARR
Recvd: 05/20/13 08:58 2 pgs
Fees:13.00 Taxes:2053.50
20130520-0050358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Lyn O. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFI

LINDA Z. WEEKLEY
MY COMMISSION # EE 872770
EXPIRES: February 10, 2017
Bonded Thru Notary Public Underwriters

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Baxley	new owner	
(NAME)	(NAME)	130-11-40
803 Lynnwood Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **LYN O. RUSSELL, WITH A 50% UNDIVIDED INTEREST AND LYN O. RUSSELL, TRUSTEE UNDER THE RESIDUARY TRUST ESTABLISHED IN THE WILL OF EVELYN F. OLIPHANT, WITH 50% UNDIVIDED INTEREST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER BAXLEY AND CARROLL M. BAXLEY,** *HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *husband and wife

Being Lot Nos. 22 and 23 on the revised Plat of New Golf Club Subidivision, as of record in Book 421, page 185, Register's Office for said County.

Said Lot Nos. 22 and 23 front 100 feet each on the westerly side of Lynnwood Boulevard and run back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Lyn O. Russell, with a 50% undivided interest and Lyn O. Russell, Trustee under the Residuary Trust established in the will of Evelyn F. Oliphant, with a 50% undivided interest by Executor's Deed from Lyn O. Russell, Executrix of the Estate of Evelyn D. Oliphant, dated May 11, 2013, of record in Instrument No. 20130520005035 7, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 803 Lynnwood Blvd., Nashville, TN 37205

(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 my hand this 11 day of May, 2013.

Residuary Trust established in the will of Evelyn F. Oliphant

By: Lyn O. Russell
Lyn O. Russell, Trustee

Lyn O. Russell
Lyn O. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lyn O. Russell , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11 day of May, 2013.

Commission expires:

LINDA Z. WEEKLEY
MY COMMISSION # EE 872770
EXPIRES: February 10, 2017
Bonded Thru Notary Public Underwriters

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Lyn O. Russell with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Residuary Trust established in the will of Evelyn F. Oliphant, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

WITNESS my hand and seal this 11 day of May, 2013.

Notary Public

My Commission Expires:

LINDA Z. WEEKLEY
MY COMMISSION # EE 872770
EXPIRES: February 10, 2017
Bonded Thru Notary Public Underwriters