RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130046863 DEEDWARR
Recvd: 06/05/13 10:53 2 pgs
Fees:13.00 Taxes:869.13
20130605-0056998

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 12-21-14

(AFFIX SEAL)

JENNY AVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
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
William D. Inman and wife, Donna G. Inman	FirstBank	01400004612
(NAME)	(NAME)	
7185 Bidwell Rd.	10 Cadillac Dr. #100	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Brentwood, TN 37027	
(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, GARY S. BAXTER AND WIFE, VIRGINIA L. BAXTER, by and through their Attorney-in-Fact, Pat Carroll, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM D. INMAN AND WIFE, DONNA G. INMAN, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land being in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by D.E. Boner and E. Medlin, Surveyors, April 12, 1963, as follows:

BEGINNING at a point on the westerly margin of Bidwell Road, north 2 deg. 30' east 2050 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, north 2 deg. 30' east 150 feet; thence north 87 deg. 30' west 791 feet; thence south 2 deg. 29' west 150 feet: thence south 87 deg. 30' east 790.96 feet to the beginning, containing 2.72 acres, more or less.

INCLUDED in the foregoing description, but expressly excluded therefrom, is the land taken by the State of Tennessee for a controlled access highway pursuant to a Judgment in favor of the State of Tennessee, of record in Book 4539, Page 790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed dated May 14, 2007, to Gary S. Baxter and wife, Virginia L. Baxter, from James L. Paradise, Jr., and wife, Tanya Paradise, of record in Instrument No. 20070517-0059148, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEAR AND SUBJECT TO THE RIGHT-OF-WAY OF ANY PUBLIC ROAD OR STREET.

Durable Specific Powers of Attorney from Gary S. Baxter and wife, Virginia L. Baxter to Pat Carroll, are being recorded simultaneously with this Instrument

unimproved ☐

This is improved ☑ property, known as 7185 Bidwell Rd., Joelton, TN 37080
(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 30th day of May, 2013.

Gary S. Baxter by Pat Carroll, POA
Gary S. Baxter

By: Pat Carroll Attorney in Fact
Pat Carroll, Attorney-in-Fact

Virginia L. Baxter by Pat Carroll, POA
Virginia L. Baxter

By: Pat Carroll, Attorney in Fact
Pat Carroll, Attorney

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Pat Carroll, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Gary S. Baxter and wife, Virginia L. Baxter, acting as that person's agent and attorney in fact, and the said Pat Carroll acknowledged that she executed the foregoing instrument as agent and attorney in fact for Gary S. Baxter and wife, Virginia L. Baxter for the purposes therein contained.

WITNESS my hand and seal, this 30th day of May, 2013.

My Commission Expires:
March 03, 2014

Elaine L. Gregory
Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115