BILL GARRETT, Davidson County
Trans:T20130074653 DEEDWARR
Recvd: 08/28/13 15:56 3 pgs
Fees:18.00 Taxes:1554.00
20130828-0091049

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Brandy Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2013.

R. Kirkland Moser
NOTARY PUBLIC

My Commission Expires: 6-21-2016

R. KIRKLAND MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Jeffrey B. Marvel<br>1821 N. Washington<br>Tullahoma, TN 37388 | Jeffrey B. Marvel<br>1810 N. Washington<br>Tullahoma, TN 37388 | 092-12-0-529.00 |

## Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**BAXTER ENTERPRISES, L.L.C., now known as BAXTER ENTERPRISES, A TENNESSEE GENERAL PARTNERSHIP**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**JEFFREY B. MARVEL**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled the Final Plat of Boyd Home Place Resubdivision of Lots 272-280, of record in Instrument No. 20091110-0103888, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to BAXTER ENTERPRISES, L.L.C., by deed from TRUSTEES OF OLIVET BAPTIST CHURCH, of record in Instrument No. 20090511-0043271, dated May 7, 2009, said Register's Office. The said Baxter Enterprises, L.L.C. having subsequently converted to Baxter Enterprises, a Tennessee

General Partnership. Reference is made to Acknowledgment of Conversion of record as Instrument No. _____, Register's Office of Davidson County, Tennessee.

This improved property is known as 329 18th Avenue North, Nashville, TN 37203.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 28th day of August, 2013.

Baxter Enterprises, a Tennessee General Partnership

By: David Baxter, partner

By: Niki Baxter, partner

State of Tennessee )
County of Davidson )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David Baxter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Baxter Enterprises, a Tennessee general partnership, the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at office, this 28th day of August, 2013.

Notary Public

My commission expires: 11/4/13

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

State of Tennessee )
County of Davidson )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Niki Baxter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of Baxter Enterprises, a Tennessee general partnership, the within name bargainor, a partnership, and that she, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as partner.

Witness my hand and official seal at office, this 28th day of August, 2013.

Notary Public

My commission expires: 11/4/13

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013