WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/14 08:47 2 pgs
Fees:13.00 Taxes:296.00
20140627-0056252

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $80,000.00.

Affiant

Subscribed and sworn to before me this 26th day of June, 2014.

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 200 Delaware Avenue Trust	SAME	043-09-0-351.00
P.O Box 160772		
Nashville, TN 37216	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brenda Goad Baxter, individually and as Executor of the Estate of Odessa Holmes Madison**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 200 Delaware Avenue Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, dated May 2, 1951, as follows: Beginning at a stake, the northeast corner of Delaware and Barrywood Avenues, as proposed; thence with the easterly margin of Delaware Avenue northeastwardly 200 feet to a stake; thence eastwardly 282 feet to a stake; thence southwardly 200 feet to the northerly margin of Barrywood Avenue as proposed; thence with said Avenue as proposed, westwardly 360 feet to the beginning.

Being the same property conveyed to Ottis Holmes and wife, Odessa Holmes, by deed from Opha B. Bixler, on June 6, 1951, of record in Book 1976, page 595, Register's Office for Davidson County, Tennessee. The said Ottis Holmes died leaving property to Odessa Holmes by right of survivorship. Odessa Holmes aka Odessa Holmes Madison having died testate on May 6, 2000, a resident of Davidson County, Tennessee and her Last Will and Testament, naming Brenda Goad Baxter as devisee of said property and as Executor of the Estate of Odessa Holmes Madison, was admitted to probate by the Probate Court of Davidson County, Tennessee on June 13, 2000 at Cause No. 00P-914.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book , page , Register's Office County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1466, page 511, Register's Office for Davidson County, Tennessee.

This is improved property known as: **200 Delaware Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 26, 2014.

Brenda Goad Baxter

Brenda Goad Baxter, individually and
as Executor of the Estate of Odessa Holmes Madison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brenda Goad Baxter,** invidually and as Executor of the Estate of Odessa Holmes Madison, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 26, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE