Davidson County DEEDWARR
Recvd: 07/17/14 14:30 3 pgs
Fees:18.00 Taxes:1063.75
20140717-0063467

Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $287,500.00

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Affiant

Subscribed and sworn to before me, this 15th **day of July, 2014.**

Notary Public
My commission expires: 9/11/17

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mary A. Baxter	New Owner	01200000700
8125 Old Springfield Pike		
Goodlettsville, TN 37072		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GLEN DANIEL and wife, ADINA DANIEL, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to MARY A. BAXTER and husband, JEFFREY L. BAXTER, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract of personal land in the 10th Civil District of Davidson County, Tennessee described according to a survey dated December 20, 2004 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

Beginning at an iron pin in the westerly margin of Old Springfield Pike, being the northeast corner of this tract, a corner to the property conveyed to James B. Troutt and wife, Thelma D. Troutt, by deed of record in Book 7013, Page 169, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Old Springfield Pike on a curve having a radius of 1,588.74 feet, a tangent of 66.63 feet, a delta of 4 deg. 48 min. 19 sec., a chord of 133.14 feet and a chord bearing of S 32 deg. 38 min. 21 sec. E for a length of 133.18 feet to an iron pin; thence continuing with said margin of said road S 35 deg. 02 min. 26 sec. E 239.88 feet to an iron pin; thence on a curve having a radius of 254.33 feet, a tangent of 40.11 feet, a delta of 17 deg. 55 min. 27 sec., a chord of 79.24 feet and a chord bearing of S 26 deg. 04 min. 43 sec. E for a length of 79.56 feet to an iron pin; thence continuing with said margin of said road S 17 deg. 06 min. 59 sec. E 78.07 feet to an iron pin; thence leaving Old Springfield Pike with a fence row, S 72 deg. 47 min. 08 sec. W 258.47 feet to an iron pin in the margin of CSX Railroad property; thence with a fence row N 62 deg. 00 min. 00 sec. W 829.34 feet to an iron pin, a corner to the property conveyed to James B. Troutt et ux.; thence with the line of the property conveyed to James B. Troutt et ux. N 76 deg. 41 min. 10 sec. E 717.26 feet to an iron pin marking the point of beginning, containing 6.251 acres, more or less.

Being the same property conveyed to Glen Daniel and Adina Daniel by Special Warranty Deed form the Bank of America, N.A. dated 6/16/14 of record in Instrument No. 201406270056363, Register's Office of Davidson County, Tennessee. Previously, being the same property conveyed to Bank of America, N.A. by Successor Trustee's Deed dated 3/20/14 of record in Instrument No. 201403260024813, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Mireille Lalanne by deed from Peggy B. Troutt dated 4/21/05 of record in Instrument No. 200504280047423, said Register's Office.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 8125 Old Springfield Pike, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of July, 2014.

GLEN DANIEL

ADINA DANIEL

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Glen Daniel and Adina Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 15th day of July, 2014.

My commission expires: 9/11/17

Notary Public

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I, Charles A. Sullivant, Jr., 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 Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

