BILL GARRETT, Davidson County
Trans:T20150033621 DEEDWARR
Recvd: 05/04/15 08:40 2 pgs
Fees:13.00 Taxes:247.90
20150504-0039773

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Kelvin Leon Baxter, unmarried 4328 Baton Rouge Drive Hermitage, TN 37076	Old Hickory Credit Union P. O. Box 431 Old Hickory, TN 37138	075 11 0113.00

Mortgagee:

Old Hickory Credit Union
1000 Industrial Road
Old Hickory, TN 37138

State of Tennessee County of Davidson

The actual consideration, or value, whichever is greater, for this transfer is $67,000.00.

Kelvin Leon Baxter
Affiant

Sworn to and subscribed before me on this the 30th day of April, 2015.

Commission Expires: 2-6-17 Notary Public

This Instrument Prepared by:
Curtis M. Lincoln
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter GRANTEE(S), and other good and valuable consideration the receipt of which is hereby acknowledged, (I/We), ***Kelvin Leon Baxter, Curtis Odie Sims and Kathey Ann Sims Seaborn, being all the heirs of Kenneth L. Baxter and wife, Clara L. Baxter, deceased***, hereinafter call the GRANTOR(S), have/has bargained and sold and by these presents do/does transfer and convey unto ***Kelvin Leon Baxter, unmarried***, hereinafter called GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 72 on the Plan of Highlands of Tulip Grove, Section 4 of record in Plat Book 4860, Page 85, Registers' Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to KENNETH L. BAXTER and wife, CLARA L. BAXTER by Deed dated April 21, 1988, and executed by MICHAEL G. GAFFNEY and wife, ELIZABETH W. GAFFNEY and recorded in Book 7526, Page 874, Registers' Office for Davidson County, TN.

The said Kenneth L. Baxter and Clara L. Baxter having both died on May 1, 2014, leaving as their sole heirs, their children, Kelvin Leon Baxter, Curtis Odie Sims and Kathey Ann Sims Seaborn pursuant to Probate of Wills in the Probate Court of Davidson County, TN.

This is property known as 4328 Baton Rouge Drive, Heritage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever; and we do covenant with the said GRANTEE(S) that we are fully 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30th day of April, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kelvin Leon Baxter

Kelvin Leon Baxter

Kathey Ann Sims Seaborn

Kathey Ann Sims Seaborn

Maxine Sims, Trustee of the Curtis O. Sims Special Needs Trust

Maxine Sims, Trustee of the Curtis O. Sims Special Needs Trust dated 11/18/2014

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Kelvin Leon Baxter and Kathey Ann Sims Seaborn, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN, this the 30th day of April, 2015.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY CURTIS M. LINGO

Notary Public

My Commission Expires: 2-6-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned, a Notary Public of the state and county aforementioned, personally appeared Maxine Sims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Curtis O. Sims Special Needs Trust dated 11/18/2014, the within-named bargainor(s), a Trust, and that such person, as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Trustee. by Power of Atty recorded 20150504-0029771

Witness my hand and seal on the 29 day of April, 2015.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY CURTIS M. LINGO

Notary Public

My Commission Expires: 2-6-17