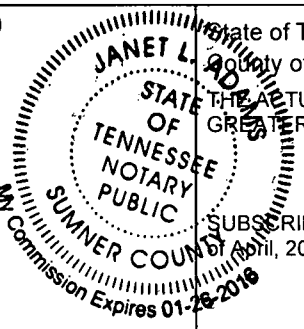
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040345 DEEDWARR
Recvd: 05/26/15 09:31 2 pgs
Fees:13.00 Taxes:314.50
20150526-0047849



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Kendall Baker	Same	008-00-0-215.00
(NAME)	(NAME)	
4103 Baxter Rd	4103 Baxter Rd	
(ADDRESS)	(ADDRESS)	
Joelton, TN. 37080	Joelton, TN. 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Scott E. Brinkley and Elisa Brinkley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Larry Kendall Baker and Kristin R. Baker,** 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:

LAND in the First Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated November 21, 2001 known as Job No. 940384, more particularly described as follows:

BEGINNING at an iron pin set on the northerly margin of Baxter Road, said point being the southwest corner of this tract and also being the southeast corner of the Joe N. Smith land of record in Book 9653, Page 184, R.O.D.C., TN; thence leaving the margin of Baxter Road and with the line of Smith, North 05 degrees 29 minutes 56 seconds East 634.99 feet to an iron pin set; thence South 82 degrees 51 minutes 48 seconds West 150.00 feet to an iron pin set in the line of Elton Miller (Book 7594, Page 794, R.O.D.C., TN); thence with Miller's line and a fence, North 06 degrees 05 minutes 03 seconds East 89.57 feet to an existing axle and T-Post; thence continuing with the same North 05 degrees 54 minutes 12 seconds East 185.44 feet to an existing iron pin; thence with the line of Donald Armstrong (Book 7505, Page 657 R.O.D.C., TN) and an old fence North 39 degrees 15 minutes 48 seconds East 161.79 feet to an existing iron pin; thence continuing with the same North 83 degrees 47 minutes 38 seconds East 195.00 feet to an iron pin set; thence leaving Armstrong South 02 degrees 38 minutes 27 seconds West 1041.26 feet to an iron pin set on the margin of Baxter Road; thence with the said margin (25 degrees north of the centerline) and with a curve to the right having a radius of 912.32 feet and a long chord of 149.83 feet said chord having a bearing of North 88 degrees 39 minutes 58 seconds West a distance along the curve of 150.00 feet to an iron pin; thence continuing with the same North 85 degrees 03 minutes 51 seconds West 39.21 feet to the

point of beginning, containing 5.04 acres, more or less. **Being the same property convey to Scott E. Brinkley and Elisa Brinkley, husband and wife, by quitclaim deed from Larry W. Ivey and wife, Jennifer Ivey, dated 12/19/06 and recorded 1/5/07 in Instrument No: 20070105-0002516, Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☑ property, known as 3554 Baxter Road, 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 my/our hands this 30th day of April, 2015.

Scott E. Brinkley

Elisa Brinkley

State of Tennessee
County of Sumner

Personally appeared before me Scott E. Brinkley and Elisa Brinkley, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2015.

Notary Public Janet Adams
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

File No.: 150442