Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return to
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150079619 DEEDWARR
Recvd: 09/18/15 12:33 2 pgs
Fees:13.00 Taxes:1202.50
20150918-0095061

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barrett S. Baxter and wife, Elaine Baxter,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Danielle Logan Johnson and Troy Dale Johnson, wife and husband,** hereinafter called the **Grantee,** Grantee's 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 No. 560, on the Plan of Section 14, Caldwell Hall, of record in Plat Book 3300, Page 77, said Register's Office to which plan reference is hereby made for a more complete description.

Said Lot No. 560 fronts 100 feet on the easterly side of Briarwood Drive and extends back 295.23 feet on the northerly line and 308.75 feet on the southerly line to a dead line in the rear on which it measures 100.91 feet.

Being the same property conveyed to Barrett S. Baxter by Warranty Deed from Alvah B. Crawford and wife, Barbara E. Crawford dated February 26, 2001 of record as Instrument No. 20010301-0019263, Register's Office for Davidson County, Tennessee. Elaine Baxter, spouse of Barrett S. Baxter, joins in this conveyance to convey any and all marital interest she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4832 Briarwood Drive, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of September, 2015.

Barrett S. Baxter

Elaine Baxter

State of Tennessee)
County of Davidson)

On this 8th day of September, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Barrett Scott Baxter and Elaine Baxter, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 325,000.00.

Affiant

Sworn and subscribed before me on this the 9th day of September, 2015.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:
Danielle Logan Johnson
4832 Briarwood Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
Aspire Financial Inc.
DBA Aspire Lending.
4100 Alpha Rd #400
Dallas, TX 75244

TAX MAP-PARCEL #:
147-01-0-131.00