WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

Deanie L. Gregory
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#15-0431

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heather I. Zimmerman and Thomas R. Zimmerman	Same as new	00800020600
(NAME)	(NAME)	
3957 Baxter Road	owner	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150086743 DEEDWARR
Recvd: 10/12/15 14:08 2 pgs
Fees:13.00 Taxes:721.50
20151012-0103672

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, CURTIS O. BAKER, by and through his Attorney-in-Fact, Karen Baker Reece, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HEATHER I. ZIMMERMAN, A SINGLE WOMAN AND THOMAS R. ZIMMERMAN, A SINGLE MAN, 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 DAVIDSON COUNTY, TENNESSEE, being Lot No. 1 on the Final Plat of Curtis O. Baker Baxter Road Property, of record in Book 8250, Page 934, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being a part of the same property conveyed to Curtis O. Baker and wife, Edith Janet Baker by Installment Deed from Ira P. Hall and wife, Kathleen M. Hall, which deed is dated April 18, 1979 and recorded in Book 5428, Page 107, Register's Office for Davidson County, Tennessee. The said Edith Janet Baker having since died on April 5, 2015.

See General Power of Attorney executed by Curtis O'Neil Baker, aka Curtis O. Baker appointing Karen Baker Reece as his Attorney-in-Fact being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee as Instrument No. 20151012-0103671.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF CURTIS O. BAKER, BAXTER ROAD PLAT OF RECORD IN BOOK 8250, PAGE 934, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 3957 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 hand this 7th day of October, 2015.

Curtis O. Baker

Curtis O. Baker

By: Karen Baker Reece

Karen Baker Reece
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Karen Baker Reece, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Curtis O. Baker, acting as that person's agent and attorney in fact, and the said Karen Baker Reece acknowledged that she executed the foregoing instrument as agent and attorney in fact for Curtis O. Baker for the purposes therein contained.

WITNESS my hand and seal, this 7th day of October, 2015.

My Commission Expires:
January 09, 2018

Deanie L. Gregory

Notary Public,

~~Return To:~~

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

