WARRANTY DEED

ERICA ALLYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nermana Kusmic	Movement Mortgage, LLC	163040a40900co
(NAME)	(NAME)	
3001 Hamiliton Church Rd., Unit 409	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Virginia Beach, VA 23452	
(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, I, **Valerie Baxter Reynolds, as Executrix for the Estate of Douglas Arthur Baxter,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nermana Kusmic an unmarried woman,** 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 Unit 409, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No: 20040212-0016945, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Douglas A. Baxter, by deed of record in Instrument no. 20050524-0058699.

Register's Office for County, Tennessee. Douglas A. Baxter a/k/a Douglas Arthur Baxter having died testate as evidenced by Probate File 15P782, Probate Clerks Office for Davidson County, Tennessee. The will directed the real estate to be a part of the estate and to be sold by Executrix being Valerie Baxter Reynolds.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3001 Hamiliton Church Rd., Unit 409, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20160012959 DEEDWARR
Recvd: 02/17/16 10:04 2 pgs
Fees:13.00 Taxes:436.23
20160217-0014814

Witness my/our hands this 12th day of February, 2016.

Valerie Baxter Reynolds, as Executrix for the Estate of
Douglas Arthur Baxter

State of Tennessee
County of Davidson

On this the 12th day of February, 2016, before me, personally appeared Valerie Baxter Reynolds as Executrix for the Estate of Douglas Arthur Baxter, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

WITNESS my hand and seal this 12th day of February, 2016.

Notary Public
My Commission Expires: _____

File No.: 10411

