WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160077151 DEEDWARR
Recvd: 09/02/16 10:25 3 pgs
Fees:18.00 Taxes:1757.50
20160902-0092490

W-FSBO-16-807-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Letitia G. Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2016.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Letitia G. Baldwin and Russell S. Baldwin	Letitia G. Baldwin and Russell S. Baldwin	
(NAME)	(NAME)	**132-5-145.00**
807 Melville Drive	4012 Crestridge Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAYNARD MARTIN REED AND SARA R. STINCHCOMB AND RONALD D. STINCHCOMB, TRUSTEES OF THE SARA R. STINCHCOMB LIVING TRUST, DATED NOVEMBER 19, 2009,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LETITIA G. BALDWIN AND RUSSELL S. BALDWIN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I

Land in Davidson County, Tennessee, being Lot No. 19 and the northerly part of Lot No. 22 on the Map of Glendale Park, of record in Plat Book 57, Page 141, also being shown as Lot No. 4 on the Plan of Glendale Park, Section Four, Re-Subdivision of Lots 19, 20, 21, 22, Glendale Park as recorded in Plat Book 2083, Page 48, Register's Office said County.

Beginning at the southeast corner of Melville Drive, formerly Alpine Avenue and Overton Avenue; thence with the easterly margin of Overton Avenue southwardly 230 feet, more or less, to the northwest corner of Lot No. 1 shown on the Plan of Glendale Park, Section 3, of record in Plat Book 2083, Page 11, said Register's Office; thence with the northerly line of Lot Nos. 1 and 2 on said plan eastwardly 190 feet to the line between Lots 21 and 22 on said first mentioned plan; thence with the line between Lot Nos. 21, 22, 19 and 20, northwardly 230 feet, more or less, to the southerly margin of Melville Drive; thence with said drive westwardly 190 feet to the beginning.

Tract II

Land in Davidson County, Tennessee, being a part of Lot No. 23 in the Glendale Park Subdivision, a plan of which is of record in Plat Book 57, Page 141, Register's Office for said County, and being identified also as the easterly 20 feet of Lot "B" in the Joseph Kelso's Re-Subdivision of Lot Nos. 23 and 24 of Glendale Park, a plan of which is of record in Plat Book 2330, Page 3, Register's Office for said County.

Beginning at a point 390 feet east from a stake in the center of Park Avenue, the corner between Lot Nos. 17 and 24 on said Glendale Park Subdivision Plan, thence with the line between Lot Nos. 18 and 23 easterly 50 feet to the center of Overton Avenue, thence with the center of Overton Avenue, southerly 99 feet to a point, thence north 85 degrees, 22 minutes, west 50 feet to a point, thence northerly 99 feet to the point of beginning.

Tract III

Land in Davidson County, Tennessee, being that portion of Overton Avenue closed City of Oak Hill Ordinance No. 77 and recorded in Book 4167, Page 275, and conveyed to Maynard M. Reed and wife, Sally H. Reed by deed of record in Book 2153, Page 479, Register's Office for said County.

Being the same property conveyed to Maynard M. Reed and wife, Sally H. Reed by Warranty Deed from James E. Adams and wife, Mary L. Adams, recorded July 21, 1953 in Book 2153, Page 479 (as to Tract I) and being the same property conveyed to M. M. Reed and wife, Sally H. Reed by Warranty Deed from G. P.. Allison and wife, Lucy S. Allison, recorded February 24, 1955 in Book 2344, Page 71 (as to Tract II) and being part of abandonment of Overton Avenue closed by City of Oak Hill Ordinance No. 77 of record in Book 4167, Page 275, which was conveyed to Maynard M. Reed and wife, Sally H. Reed in Book 4191, Page 751 (as to Tract III), Register's Office for Davidson County, Tennessee. Maynard M. Reed is also known as M.M. Reed, who predeceased Sally H. Reed. Sally H. Reed died on August 14, 2007. The Estate of Sally Harris Reed was administered in the Probate Court for Davidson County, Tennessee, under Docket No. 07P-1454. Under the terms of her Will, subject property was devised to her children, Sara Reed DePersio and Maynard Martin Reed. Sara Reed DePersio is one and the same person as Sara R. Stinchcomb. By Quitclaim Deed recorded November 26, 2013 in Instrument No. 20131126-0121330 and Quitclaim Deed recorded simultaneously herewith in Instrument No. 20160902-0092789, Sara R. Stinchcomb conveyed her one-half undivided interest to Sara R. Stinchcomb and Ronald D. Stinchcomb, Trustees of the Sara R. Stinchcomb Living Trust dated November 19, 2009.

This conveyance is subject to:

- Subject to 2016 County taxes.
- Subject to all matters shown on the Plans of record in Plat Book 57, Page 141, Plat Book 2083, Page 11, Plat Book 2083, Page 48 and Plat Book 2330, Page 3, Register's Office for Davidson County, Tennessee.
- Subject to all matters set out in the City of Oak Hill Ordinance No. 77, recorded in Book 4167, Page 275, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **807 Melville Drive, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 26th DAY OF AUGUST, 2016.

Maynard Martin Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAYNARD MARTIN REED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2016.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

Witness my/our hand(s) this the 25 DAY OF AUGUST, 2016.

Sara R. Stinchcomb Living Trust

BY: Sara R. Stinchcomb
Sara R. Stinchcomb
Trustee

BY: Ronald D. Stinchcomb
Ronald D. Stinchcomb
Trustee

STATE OF Ok

COUNTY OF Oklahoma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARA R. STINCHCOMB, TRUSTEE of SARA R. STINCHCOMB LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25 of August, 2016.

Notary Public

My Commission Expires: 12.17.18

CHARLES REYNOLDS
Notary Public
State of Oklahoma
Commission # 14011250
My Commission Expires Dec 17, 2018

STATE OF Ok

COUNTY OF Oklahoma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD D. STINCHCOMB, TRUSTEE of SARA R. STINCHCOMB LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25 of August, 2016.

Notary Public

My Commission Expires: 12.17.18

CHARLES REYNOLDS
Notary Public
State of Oklahoma
Commission # 14011250
My Commission Expires Dec 17, 2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212