BILL GARRETT, Davidson County
Trans:T20170046374 DEEDWARR
Recvd: 06/01/17 10:49 2 pgs
Fees:13.00 Taxes:1535.50
20170601-0054398

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $415,000.00.

Affiant

Subscribed and sworn before me this the 30th day of May, 2017.

Notary Public
My commission expires: 12-1-2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Miles Jackson Baxter	Renasant Bank	072-15-4A 002.00
118 N. Timber Dr	P.O. Box 202028	
Nashville, TN 37214	Florence, SC 29502-2028	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRIS HURT AND DAWN HURT, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MILES JACKSON BAXTER AND KELLEY ELIZABETH BAXTER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Unit No. B on the Plan of Homes at 1501 Riverside Drive, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160520-0050692, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chris Hurt and Dawn Hurt, husband and wife, by Deed from John Anan and Beth Boquel, both unmarried, dated 03/18/2016, of record in Instrument No. 20160321-0026691, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1501 Riverside Dr, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

CH DH MB KB

Witness my hand this the 30th day of May, 2017.

Chris Hurt

Chris Hurt

Dawn Hurt

Dawn Hurt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chris Hurt and Dawn Hurt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2017.

My commission expires:

1/7/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY