SEND TAX BILLS AND
ADDRESS NEW OWNER:
GRAFTON DWANE BAXTER, JR.
and wife, **LINDA BAXTER**
2145 Centerpoint Rd.
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
30 - 66

BILL GARRETT, Davidson County
Trans:T20170061925 DEEDWARR
Recvd: 07/20/17 08:24 2 pgs
Fees:12.00 Taxes:0.00

20170720-0073032

EXECUTOR'S DEED

I.

Recitals

1.1 MARY JEAN BAXTER died testate on March 20, 2017, while a resident of Sumner County, Tennessee.

1.2 The undersigned is the Executor under the Last Will and Testament of MARY JEAN BAXTER admitted to probate on May 2, 2017, Docket No. 2017PR- 208, Office of the Probate Court in Chancery for Sumner County, Tennessee, at Gallatin.

1.3 The decedent owned land in Davidson County, Tennessee, more particularly described below and in the Deed recorded in Instrument No. 19991209-0301468 Register's Office for Davidson County, Tennessee.

1.4 All debts of decedent have been paid. See attached TennCare release .

II.

Conveyance

Pursuant to Item II of the Decedent's Will and as Executor of the Last Will and Testament of MARY JEAN BAXTER, I, Grafton Dwane Baxter, Jr., hereby bargain, transfer and convey to Grafton Dwane Baxter, Jr. and wife, Linda Baxter, the property described as follows:

> A certain piece of real estate located in Davidson County, Tennessee, containing 97.5 acres and situated in the 14th Civil District, beginning at a point in the Whites Creek Pike, adjoining the line of Gilliam; thence North 68-1/2° West 36 poles to a point in said Pike; thence South 45° West 84 poles, thence South 85° West 8 poles to a point; thence South 74° West 19.44 Poles; thence South 46° West 18 poles, thence South 41° West 15.32 poles; thence South 47° West 10.72 poles; thence South 28° West 28 poles to a Gum, in the survey of the 275 acre tract belonging to the heirs of R. F. Field, deceased, from which tract is cut off; thence following the boundaries of the 275 acre tract, South 2-1/2° West 42 poles; South 43-1/2° East 12 poles; South 54° East 10.28 poles; thence South 58-1/2° East 10.56 poles; thence South 10° East 8 poles; South 58-1/2° East 4 poles; South 32° East 4 poles, South 68-1/2° East 20.5 poles; North 57-1/2° East 58 poles, North 25-1/2° East 11 poles, North 88° East 26 poles, North 25° West 74.41 poles to a point; thence North 45° East 34.8 poles' thence East 8 poles; thence South 42° East 4 poles; thence North 45° East 8.4 poles; thence North 72° East 12 poles; thence North 40° East 28 poles; thence North 21° West 19 poles; thence North 29° East 6 poles to the point of beginning.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Being the same property conveyed to Mary Jean Baxter by Executor's Deed, recorded on December 9, 1999 in Instrument No. 19991209-0301468, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described property unto __, forever in fee simple.

Executed this the _____ day of _____, 2017.

Grafton Dwane Baxter Jr.
GRAFTON DWANE BAXTER, JR.
Executor of the Estate of
MARY JEAN BAXTER

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, GRAFTON DWANE BAXTER, JR., executor, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained in the capacity therein stated.

Witness my hand at office on this 18 day of July 2017.

M. Katherine Kobe
NOTARY PUBLIC

My Commission Expires: 10/20/20

M KATHERINE KOBE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ None.

Grafton Dwane Baxter Jr.
AFFIANT

Subscribed and sworn to before me, this the 18 day of July 2017.

M. Katherine Kobe
NOTARY PUBLIC

My Commission Expires: 10/20/20

M KATHERINE KOBE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989