BILL GARRETT, Davidson County
Trans:T20170069528 DEEDWARR
Recvd: 08/11/17 08:41 3 pgs
Fees:18.00 Taxes:66.60

20170811-0082237

THIS INSTRUMENT PREPARED BY: **ALLEN D. LENTZ** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $18,000.00. **Affiant** Subscribed and sworn to before me, this 23rd day of May, 2017. Notary Public My commission expires: May 6, 2019

WENDY G HADDOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
James E. Baltz 107 Quinn Circle Nashville, TN 37210	same	095 09 0 055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marie T. Baltz**, unmarried, the surviving spouse of Dennis L. Baltz, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James E. Baltz**, hereinafter called the Grantee, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to all limitations, restrictions, and encumbrances as may affect the premises.:

This is improved property known as 108 Quinn Circle.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor covenants with Grantee that she is lawfully seized and possessed of her interest in said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23rd day of May, 2017.

Marie T. Baltz

Marie T. Baltz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marie T. Baltz**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of May, 2017.

Wendy G Haddix

Notary Public

My Commission expires: May 6, 2019

WENDY G HADDIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being the easterly 200 feet of Lot No.24 on the map of the subdivision of W.E. Quin, Jr. property on the Lebanon Road, in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Watkins and Murray, Surveyors, dated December 9, 1947 and revised on March 20, 1948.

Said part of Lot No. 24 fronts on the westerly side of Quinn Circle and extends back between parallel lines 200 feet to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Dennis L. Baltz and James E. Baltz, as Tenants in Common, by Warranty Deed from Bettye J. Browning (aka Betty J. Browning) dated September 30, 2002, of record in Instrument No. 20021003-0120681, Register's Office of Davidson County, Tennessee. The said Dennis L. Baltz having since died and by Will entered into probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 12P-204, devised his personalty and residuary estate, including the subject property, to Marie T. Baltz. See Order of Probate Without Formal Administration of record in Instrument No. 20120214-0012762 and the Will of Dennis L. Baltz being of record in Instrument No. 20120214-0012763, Register's Office of Davidson County, Tennessee.