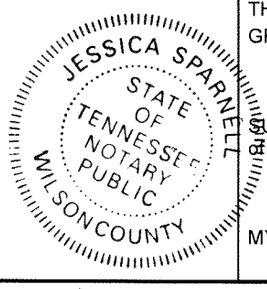
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Bill Garrett Davidson County
Batch# 17798 DEEDWARR
10/25/2017 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $661.93
20171025-0109377

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald Bernard Bartsch, Jr. and Jennifer Leslie Bell	New Owner	01600007900
(NAME)	(NAME)	
1960 Union Hill Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Jason Carney, Executor of the Estate of Betty S.. Baxter, aka Betty Sue Baxter, deceased , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD BERNARD BARTSCH, JR., A SINGLE PERSON AND JENNIFER LESLIE BELL, A SINGLE PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP , 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 THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, according to a survey by John T, Alley, Surveyor, August 1, 1965, as follows:

BEGINNING at a stake in James Galbreath's north line, F. R. Binkley's southwest corner and the southeast corner of this land; thence with a fence and the line of said Galbreath, south 74 degrees 30' west 207 feet to a stake, a corner to Carlos B. Binkley in the line of said Galbreath; thence with the line of said Carlos B. Binkley, north 5 degrees 15' east 2,575 feet to a stake, a corner to said Binkley in the line of Robert Galbreath and L. B. Cuffman, Jr.; thence with the line of said Galbreath and Cuffman, south 84 degrees 40' east 156.5 feet to a stake, a corner to aforesaid F. R. Binkley in the line of said Galbreath and Cuffman; thence with the line of said F. R. Binkley, south 4 degrees 30' west 2,499 feet to the beginning, containing 10.19 acres, more or less.

Being the same property conveyed to Wesley M. Baxter and wife, Betty S. Baxter by Warranty Deed dated May 6, 1992 from Richard A. Fitzgerald, Sr. and wife, Sarah V. Fitzgerald recorded in Book 8647, Page 325, Register's Office for Davidson County, Tennessee. The said Wesley M. Baxter having since died leaving Betty S. Baxter the surviving tenant by the entirety. The said Betty S. Baxter having since died testate on April 22, 2017, JASON CARNEY AS EXECUTOR OF THE ESTATE OF BETTY S. BAXTER, AKA BETTY SUE BAXTER, HAS FULL POWER TO CONVEY SAID PROPERTY PURSUANT TO THE LAST WILL AND TESTAMENT OF THE SAID BETTY SUE BAXTER, PROBATED IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, PROBATE NO. 17P747.

TOGETHER WITH AND SUBJECT TO A 30 foot right-of-way access easement across the southerly portion of said property and adjoining properties as set out in deeds of record in Book 3934, Page 68, and Book 6113, Page 347, both in the Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED THEREFROM IS THAT PORTION OF SAID PROPERTY CONVEYED TO JEFFERY W. WEBB AND WIFE, JENNIFER F. WEBB BY WARRANTY DEED DATED FEBRUARY 15, 2002 FROM WESLEY M. BAXTER AND BETTY S. BAXTER, WHICH DEED IS RECORDED AS INSTRUMENT NO. 20020227-0024803 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 1960 Union Hill Road, Goodlettsville, TN 37072

(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 do covenant with the said GRANTEES that 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 do further covenant and bind , 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.

Witness my hand this 18th day of October, 2017.

X _____

Jason Carney, Executor of the Estate of Betty Sue Baxter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of October, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jason Carney, Executor of the Estate of Betty Sue Baxter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

_____
Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

