Bill Garrett Davidson County
Batch# 65045 DEEDWARR
03/05/2018 11:15:44 AM 2 pgs
Fees: $13.00 Taxes: $2,978.50
20180305-0020448

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church St.
Murfreesboro,TN 37130
18-0033M

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of March, 2018

Notary Public
Commission Expires: 3/23/21

MELODY P. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Belmont Real Estate Holdings II,LLC Office of Finance and Operations 1900 Belmont Blvd. Nashville, TN 37212	SAME	105-13-0-029.00

WARRANTY DEED

FOR AND IN 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, WE,

Catricia C. Baxter, unmarried and Mattie E. Baxter, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Belmont Real Estate Holdings II, LLC, A Tennessee non-profit limited liability company

HEREINAFTER CALLED THE GRANTEES, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 317 on the Plan of Resubdivision of Part of Belmont Land Co. Subdivision, as of record in Plat Book 421, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Catricia C. Baxter, unmarried and Mattie E. Baxter, unmarried, by Quitclaim Deed from Catricia C. Baxter, unmarried, dated 9/23/04 and recorded 12/1/04 in Instrument No. 20041201-0143111; and being the same property previously conveyed to Catricia C. Baxter, unmarried, by Warranty Deed from Mattie E. Baxter, unmarried, dated 8/20/04 and recorded 8/26/04 in Instrument No. 20040826-0103490; and being the same property previously conveyed to Mattie E. Baxter, unmarried, by Warranty Deed from Randolph Rodney Hadley and wife, Jerrilyn Hadley, dated 2/15/90 and recorded 2/21/90 in Book 8048, Page 995, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2111 Eastwood Avenue, Nashville, TN 37212.

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, its heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of March, 2018.

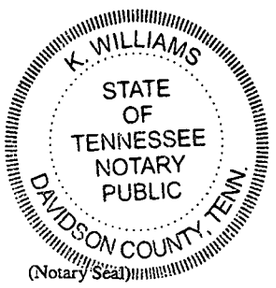
Catricia C. Baxter

Mattie E. Baxter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Catricia C. Baxter and Mattie E. Baxter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of March, 2018.



(Notary Seal)

Notary Public
My Commission Expires: 5-6-19