This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

Bill Garrett Davidson County
Batch# 113168 DEEDWARR
07/06/2018 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20180706-0065655

The actual consideration or value, whichever is greater for this transfer is: $ 320,000.00

Affiant Signature

Subscribed and sworn to before me on this the 29th day of June, 2018

Notary Public

My Commission expires 03 / 21 / 2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

NAME AND ADDRESS OF PROPERTY OWNER:
Richard Clinton Huxtable
624 & 626 McMurray Drive
Nashville, TN 37211-5751
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 16102001400

WARRANTY DEED

18NT00296

Effective the 29th day of June, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

AMANDA N. BALDWIN AND NORMAN B. BALDWIN, JR. AKA NORMAN B. BALDWIN, WIFE AND HUSBAND

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

RICHARD HUXTABLE AKA RICHARD CLINTON HUXTABLE, A SINGLE MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 41 and Reserved Parcel "B" on the Plan of McMurray Hills of record in Book 3700, Page 5, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 41 fronts 80.0 feet on the north side of McMurray Drive and extends back 110.0 feet on the easterly side and 125.0 feet on the westerly side to a broken line in the rear, measuring 101.5 feet thereon.

Said Reserved Parcel "B" begins at a concrete monument in the northerly margin of McMurray Drive, said monument being North 86 degrees 59 minutes West 14.9 feet from the southwesterly corner of Lot No. 41; from said beginning point, thence North 1 degree 32 minutes East 479.1 feet to a concrete monument; thence South 36 degrees 45 minutes East 6.4 feet to the southwesterly corner of Lot No. 48; thence with the rear or southwesterly line of Lot No. 48, South 36 degrees 45 minutes East 69.4 feet to the southeasterly corner of Lot No. 48 and the southwesterly corner of Lot No. 47; thence with the rear or southwesterly line of Lot No. 47, South 24 degrees 10 minutes East 49.5 feet to the common rear corners of Lots Nos, 47 and 46; thence with the rear or westerly line of Lot No. 46, South 7 degrees 00 minutes East 49.5 feet to the common rear corners of Lots 46 and 45; thence with rear of westerly lines of Lot Nos. 45 & 44, South 3 degrees 01 minutes East 144.0 feet to the southwesterly corner of Lot No. 43; thence with the rear or westerly line of Lot No. 43, South 3 degrees 01 minute East 39.0 feet to a concrete monument, a common corner of Lots 43 and 41; thence with the northerly or northwesterly line of Lot No. 41, South 72 degrees 14 minutes West 58.5 feet to the northwesterly corner of Lot No. 41; thence with the westerly line of Lot No. 41, southwardly 125.0 feet to the southwesterly corner of Lot No. 41; thence with the northerly margin of McMurray Drive, North 86 degrees 59 minutes West 14.9 feet to the point of beginning.

Being the same property conveyed to Amanda N. Baldwin and Norman B. Baldwin, Jr., wife and husband, by Warranty Deed from Robert Nash and wife, Barbara Nash, as tenants by the entirety, dated 02/15/2017 and recorded 02/17/2017 as Document No. 20170217-0016535, Register's Office for Davidson County, TN.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 29th day of June, 2018

Amanda N. Baldwin

State of Tennessee
County of Davidson Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Amanda N. Baldwin, the within named bargainer 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. Witness my hand and official seal at office, this the 29th day of June, 2018

Notary Public

My commission expires: 6-19-21

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Norman B. Baldwin

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Norman B. Baldwin, the within named bargainer 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. Witness my hand and official seal at office, this the 29th day of June, 2018

Notary Public

My commission expires: 6-19-21

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

True Copy Certification

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

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019