THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717109

Bill Garrett Davidson County
Batch# 125138 **DEEDWARR**
08/07/2018 10:20:28 AM 2 pgs
Fees: $13.00 Taxes: $1,764.90

20180807-0077473

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $477,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of August, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shelby L. Greene	New Owner	Tax Parcel ID No.
626 Estes Road		116-04-0B-008.00 CO
Nashville TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael J. Baxter and Diana Baxter, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Shelby L. Greene, an unmarried person**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B-2, on the Horizontal Property Regime for Estes Square, as recorded in the Master Deed of record in Book 6623, page 559, amended in Book 6814, page 224 and Instrument No. 20111227-0101009 and as shown on plat of record in Plat Book 6250, page 313, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to MICHAEL J. BAXTER and DIANA BAXTER, husband and wife, by deed from RAY K. CLARK, of record in Instrument No. 20111230-0102096, dated December 21, 2011, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 116-04-0B-008.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 313, said Register's Office.

Master Deed of record in Book 6623, page 559, amended in Book 6814, page 224 and Instrument No. 20111227-0101009, said Register's Office.

Road Maintenance Agreement of record in Book 6483, page 951, said Register's Office.

This is improved property located at 626 Estes Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August, 2018.

Michael J. Baxter

Diana Baxter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Baxter and Diana Baxter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018