Karen Y Johnson Davidson County
Batch# 140657 DEEDWARR
09/13/2018 03:48:30 PM 5 pgs
Fees: $28.00 Taxes: $932.40
20180913-0091114

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **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 or value, whichever is greater, for this transfer is $252,000.00. Affiant Subscribed and sworn to before me, this 12th day of September, 2018. Notary Public My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Address New Owner As Follows: Matthew Harris and wife, 3820 Baxter Avenue Nashville, TN 37216	Send Tax Bills To: Pinnacle Bank 150 3rd Avenue South Nashville, TN 37201	Map-Parcel Number: 061-15-0-306.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE 3820 BAXTER AVENUE TRUST**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MATTHEW HARRIS AND WIFE, MARY PAULA HARRIS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 32 on the map of the Subdivision of Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 32 fronts 50 feet on the easterly side of Baxter Avenue and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to C.T. Dickson and wife, Helen O. Dickson, by deed from E.B. Taylor, a widower, of record in Book 2690, Page 493, dated July 23, 1957, said Register's Office. C.T. Dickson having since died leaving Helen O. Dickson as surviving tenant by the entirety.

Helen O. Dickson has since conveyed said property by quitclaim deed to Alice Faye Dickson, a legal life estate and upon the death of Helen O. Dickson to Mary Ellen Bolte, Caleb Owen Dickson, Alice Faye Dickson, Bettye Ann Butler, Linda Frances Beasley, Patricia Irene Bradford, Gloria June Phillips, and Margaret Elizabeth Smith, as tenants in common fee simple of record in Book 8389, Page 143, dated June 28, 1991, said Register's Office. Helen O. Dickson having since died on or about December 31, 1991. See also Affidavit of Heirship of record in Instrument No. 20140708-0060168, dated June 16, 2014.

Mary Ellen Bolte, Caleb Owen Dickson, Bettye Ann Butler, Linda Frances Beasley, Patricia Irene Bradford, Gloria June Phillips, and Margaret Elizabeth Smith have conveyed said property by quitclaim deed to Alice Faye Dickson, a life estate of record in Book 8587, Page 765, dated April 7, 1992, said Register's Office.

Caleb Owen Dickson having since died intestate on or about May 19, 1993, leaving his heirs at law Elane Dickson, Sherri Reid, Kelly Zapotocky and Jamie De La Rue, as his only heirs-at-law. Jamie De La Rue having since died on or about January 13, 2014, leaving David Brian De La Rue and D'Artagnan Nicholas De La Rue, as her only heirs-at-law. See also in Affidavit of Heirship of record in Instrument No. 20180801-0075460, dated July 26, 2018, said Register's Office. See also Affidavit of Heirship of record in Instrument No. 20140715-0062319, dated June 16, 2014 and Affidavit of Heirship of record in Instrument No. 20140806-0070532, dated June 16, 2014, said Register's Office.

Alice Faye Dickson has since conveyed her interest in said property to Mary Ellen Bolte, Bettye Ann Butler, Linda Frances Beasley, Patricia Irene Bradford, Gloria June Phililps, and Margaret Elizabeth Smith, in equal shares as tenants in common with right of survivorship, by quitclaim deed of record in Instrument No. 20021204-0149337, dated November 28, 2002, said Register's Office. Linda Frances Beasley having since died intestate on or about January 29, 2012, leaving Penelope Anne Beasley and Heather Suzanne Sandell, as her only heirs-at-law. See also Affidavit of Heirship of record in Instrument No. 20140521-0043648, dated May 15, 2014, said Register's Office.

Penelope Anne Beasley and Heather Suzanne Sandell have conveyed their interest to Alice Faye Dickson by quitclaim deed of record in Instrument No. 20140521-0043649, dated May 15, 2014, said Register's Office.

Alice Faye Dickson has conveyed her interest to The 3820 Baxter Avenue Trust, Diana Bass and Gail Butler, Co-Trustees by quitclaim deed of record in Instrument No. 20140708-0060169, dated June 16, 2014, said Register's Office.

Bettye Ann Butler has conveyed her interest to The 3820 Baxter Avenue Trust, Diana Bass and Gail Butler, Co-Trustees by quitclaim deed of record in Instrument No. 20140708-0060170, dated June 16, 2014, said Register's Office.

Patricia Irene Bradford has conveyed her interest to The 3820 Baxter Avenue Trust, Diana Bass and Gail Butler, Co-Trustees by quitclaim deed of record in Instrument No. 20140708-0060171, dated June 16, 2014, said Register's Office.

Mary Ellen Bolte has conveyed her interest to The 3820 Baxter Avenue Trust, Diana Bass and Gail Butler, Co-Trustees by quitclaim deed of record in Instrument No. 20140708-0060172, dated June 16, 2014, said Register's Office.

Margaret Elizabeth Kruger, formerly known as Margaret Elizabeth Smith, has conveyed her interest to The 3820 Baxter Avenue Trust, Diana Bass and Gail Butler, Co-Trustees by quitclaim deed of record in Instrument No. 20140708-0060173, dated June 16, 2014, said Register's Office.

Gloria June Phillips has conveyed her interest to The 3820 Baxter Avenue Trust, Diana Bass and Gail Butler, Co-Trustees by quitclaim deed of record in Instrument No. 20140708-0060174, dated June 16, 2014, said Register's Office.

Elane Dickson has conveyed her interest to The 3820 Baxter Avenue Trust, Diana Bass and Gail Butler, Co-Trustees by quitclaim deed of record in Instrument No.20140806-0070533, dated June 23, 2014, said Register's Office.

Kelly Zapotocky has conveyed her interest to The 3820 Baxter Avenue Trust, Diana Bass and Gail Butler, Co-Trustees by quitclaim deed of record in Instrument No.20140806-0070534, dated June 24, 2014, said Register's Office.

Sherri Reid has conveyed her interest to The 3820 Baxter Avenue Trust, Diana Bass and Gail Butler, Co-Trustees by quitclaim deed of record in Instrument No.20140806-0070535, dated June 30, 2014, said Register's Office.

David Brian De La Rue and D'Artagnan Nicholas De La Rue have conveyed their interest in said property to The 3820 Baxter Avenue Trust, Diane Bass and Gail Butler, Co-Trustees, by quitclaim deed of record in Instrument No. 20180801-0075461, dated July 24, 2018, said Register's Office.

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:

1. 2018 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Sanitary Sewer Easement of record in Book 4319, page 849, said Register's Office.

3. Reciprocal Driveway Agreement of record in Book 11702, Page 375, said Register's Office.

This is improved property known as: **3820 Baxter Avenue, Nashville, TN 37216.**

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 Grantor covenants with the said Grantees that it is lawfully seized and possessed of 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 bind itself, it successors and assigns, 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.

WITNESS my hand this 12th day of September, 2018.

THE 3820 BAXTER AVENUE TRUST

BY: _____
Diana Bass, Co-Trustee

BY: _____
Gail Butler, Co-Trustee

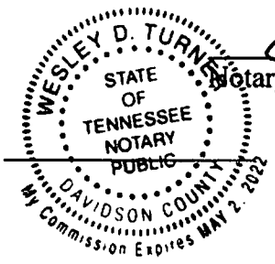
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DIANA BASS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **CO-TRUSTEE,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of September, 2018

Notary Public

My Commission Expires:



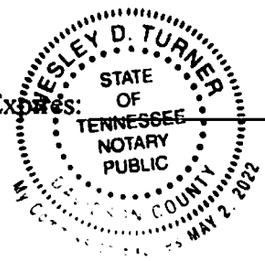
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GAIL BUTLER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **CO-TRUSTEE,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of September, 2018

Notary Public

My Commission Expires:



201809130091114

True Copy Certification

I, Wesley D. Turner, 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.

Signature

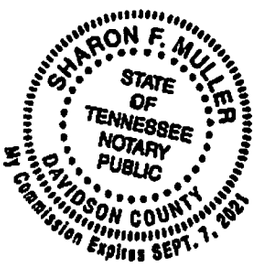
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon F. Muller, a notary public for this county and state, Wesley D. Turner 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: 9/7/21

Notary's Seal



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