Karen Johnson Davidson County
Batch# 206389 DEEDWARR
03/15/2019 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $723.35
20190315-0023865

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $195,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of March, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Parker Lee Thompson and Jessica Thompson	Reliance First Capital, LLC	075-11-0-113.00
(NAME)	(NAME)	
4328 Baton Rouge Drive	201 Old Country Road, Ste. 205	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Melville, NY 11747	

Warranty Deed

For and in Consideration of the sum of $195,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kelvin Leon Baxter and Kristy Baxter, husband and wife, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Parker Lee Thompson and Jessica Thompson, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND in the 3rd Civil District of Davidson County, TN, being Lot No. 72 on the Plan of Highlands of Tulip Grove, Section 4 of record in Plat Book 4860, Page 85, Registers' Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to KELVIN LEON BAXTER, unmarried by deed from Kelvin Leon Baxter, Curtis Odie Sims and Kathey Ann Sims Seaborn, being all the heirs of Kenneth L. Baxter and wife, Clara L. Baxter, deceased, dated April 30, 2015 of record in Instrument No. 20150504-0039773, said Register' s Office. The said Curtis Odie Sims having since deceased on or about 01/10/2017, leaving Maxine Sims, Jamie Leigh Easterling and Christopher Sims his only heirs at law. See Affidavit of Heirship of record in Instrument No. _201903150023863__, said Register's Office. Being the same property also conveyed to Kelvin Leon Baxter, unmarried by deed from Maxine Sims, Jamie Leigh Easterling and Christopher Sims, heirs at law of Curits Odie Sims, of record in Instrument No. -201903150023864__, said Register's Office.

This property is __unimproved _X_improved property known as: 4328 Baton Rouge Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 11th day of March, 2019.

Kelvin Leon Baxter

Kelvin Leon Baxter

Kristy Baxter

Kristy Baxter

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelvin Leon Baxter and Kristy Baxter, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of March, 2019.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2029

(SEAL)

