Warranty Deed

Karen Johnson Davidson County
Batch# 246570 DEEDWARR
06/21/2019 09:42:07 AM 2 pgs
Fees: $13.00 Taxes: $2,079.40

20190621-0060022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $562,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2019.

Notary Public

My commission expires: 1-6-20

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

RETURN T
PREPARED BY
CAPSTONE TITLE & ESCROW CO

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Baxter Road Trust	New Owner	00800019800
3770 Baxter Road		
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUSAN MCGUIRE AND SHEILA R. BARTLETT, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R.L. MOORE, TRUSTEE OF BAXTER ROAD TRUST DATED MAY 21, 2019**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County. Tennessee, and being more particularly described according to a survey by Jim McAleer, dated April 26, 1995, as follows:

Beginning at an iron rod in the Northerly margin of Baxter Road, said point being 227.14 feet along a curve to the right from Bobby Moody's Southwesterly comer, as of record in Book 6250, Page 998; thence with the Northerly margin of Baxter Road and along a curve to the right, said curve having a radius of 850.16 feet, an arc length of 20.17 feet and a chord bearing and distance of North 68 deg. 59 min. 21 sec. West 20.17 feet to a point; thence continuing with said margin, North 68 deg. 18 min. 35 sec. West 16.10 feet to an iron rod; thence leaving said margin, North 06 deg. 09 min. 15 sec. East 1533.25 feet to an iron rod; thence North 18 deg. 57 min. 20 sec. West 234.30 feet to an iron rod; thence North 77 deg. 42 min. 50 sec. West 173.62 feet to an iron rod; thence North 06 deg. 09 min. 15 sec. East, passing an iron rod at 80.00 feet in all a total distance of 306.38 feet to a point in the centerline of a drain; thence with the centerline Of the drain the following calls: North 79 deg. 02 min. 22 sec. West 45.07 feet to a point; North 63 deg. 43 min. 16 sec. West 61.62 feet to a point; North 06 deg. 17 min. 57 sec. East 82.27 feet to a point; North 24 deg. 49 min. 34 sec. East 72.34 feet to a point; North 00 deg. 22 min 54 sec. East 68.04 feet to a point; North 86 deg. 01 min. 07 sec. East 69.32 feet to a point; North 76 deg. 15 min. 09 sec. East 46.29 feet to a point; North 29 deg. 24 min. 38 sec. East 114.43 feet to a point; North 13 deg. 08 min. 30 sec. West 45.67 feet to a point; North 01 deg. 22 min. 02 sec. West 163.55 feet to a point in the centerline of a creek; thence South 50 deg. 38 min. 59 sec. East 167.10 feet to a point; thence North 02 deg. 59 min. 06 sec. East, passing an iron rod at 69.00 feet, in all a total distance of 569.00 feet to an iron rod in the Southerly line of Mary Lain, as of record in Will Book 090, Page 33; thence with Lain's Southerly line South 77 deg. 48 min. 18 sec. East 410.29 feet to an iron rod at Moody's northwesterly corner; thence with Moody's Westerly line, South 06 deg. 30 min. 59 sec. West 1374.98 feet to an iron rod; thence leaving said Westerly line, North 77 deg. 17 min. 52 sec. West 226.48 feet to an iron rod; thence South 06 deg. 09 min. 15 sec. West 1744.21 feet to the point of beginning, containing 17.06 acres, more or less.

INCLUDED with the above description is the following Easement for ingress, egress, public utilities and drainage over the following described property:

LAND lying in Davidson County, Tennessee, and being more particularly described according to a survey by Jim McAleer, dated April 26, 1995, as follows: BEGINNING at an iron rod at the Southeasterly comer of a 15.21 acre tract conveyed to Pam Lynch as of record in Book 9683, Page 618; thence North 10 deg. 23 min. 53 sec. West 250.18 feet to a point in a drain; thence with the centerline of the drain, South 63 deg. 43 min. 16 sec. East 28.07 feet to a point; thence South 79 deg. 02 min. 22 sec. East 45.07 feet to a point; thence leaving said drain, South 06 deg. 09 min. 15 sec. West, passing an iron rod at 30.00 feet, in all a total distance of 226.38 feet to the point of beginning, containing 0.18 acres, more or less.

Being the same property conveyed to Susan McGuire, unmarried and Sheila R. Bartlett, unmarried, as joint tenants with right of survivorship by Warranty Deed from Daniel B. Whitehurst and Leslie W. Whitehurst, husband and wife, of record in Instrument No. 20071109-0132428, Register's Office for Davidson County, Tennessee, dated November 7, 2007 and recorded on November 9, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3770 Baxter Road, Joelton, TN 37080, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of June, 2019.

SUSAN McGUIRE by SHEILA R. BARTLETT, AS ATTORNEY IN FACT
Susan McGuire by Sheila R. Bartlett,
Attorney-In-Fact

Sheila R. Bartlett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sheila R. Bartlett, Individually and as Attorney in Fact for Susan McGuire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of June, 2019.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022