Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 317680 DEEDWARR
11/20/2019 09:07:25 AM 3 pgs
Fees: $18.00 Taxes: $3,611.20
20191120-0119714

W & I Ref: (DM) Title No.: 60760

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brently Glenn Baxter Julie J. Baxter 243 Lauderdale Road Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 10312008500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$976,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William E. Baucom and wife, and C. Susan Spurgeon, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brently Glenn Baxter and Julie J. Baxter, husband and wife,** hereinafter called the **Grantee**, Grantee's 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. B on the Plan of Cherokee Park, Section 2, Block "I" of record in Book 3106, Page 17, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William E. Baucom and wife, C. Susan Spurgeon by Warranty Deed from Paul H. Heer, married dated July 24, 1987 and recorded on July 29, 1987, of record in Book 7309, Page 122, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 26, 2007 recorded October 19, 2007, of record in Instrument No. 20071019-0123868, said Register's Office subject property was conveyed to William E. Baucom and wife C. Susan Spurgeon, as equal tenants in common.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3106, page 17, said Register's Office, to which plan reference is hereby made for more complete description.

This instrument is executed on behalf of William E. Baucom by C. Susan Spurgeon pursuant to a Power of Attorney executed by him on the 20 day of NOV, 2019, of record in Instrument No. 20191120-0119713 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 243 Lauderdale Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of November, 2019.

William E. Baucom by C. Susan Spurgeon Attorney in Fact C. Susan Spurgeon

William E. Baucom by C. Susan Spurgeon, Attorney-In-Fact **C. Susan Spurgeon**

State of Tennessee

County of Davidson

On this 15th day of November, 2019, before me the undersigned authority, personally appeared **C. Susan Spurgeon**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **C. Susan Spurgeon** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **William E. Baucom**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 2019.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $976,000.00.

Affiant

Sworn and subscribed before me this 15th day of November, 2019.

Notary

My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

EXHIBIT "A"
To
Warranty Deed

FROM: William E. Baucom and wife, and C. Susan Spurgeon

TO: Brently Glenn Baxter and Julie J. Baxter

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

C. Susan Spurgeon
C. Susan Spurgeon, Affiant

Sworn to and subscribed before me this 15th day of November, 2019.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022