THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

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

Karen Johnson Davidson County
Batch# 330860 DEEDWARR
12/17/2019 11:05:10 AM 2 pgs
Fees: $13.00 Taxes: $1,526.25

20191217-0130095

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Edward Gage Nelson Baxter 175 A Rural Ave Nashville, TN 37209	New Owner	016 – 030.02

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jerry Veazey, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Edward Gage Baxter, a single man**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, 175A-175B Rural Avenue Townhomes, a Horizontal Property Regime, as shown in the Declaration of Covenants, Conditions and Restrictions for 175A-175B Rural Avenue Townhomes, of record in Instrument No. 20161222-0134938, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerry Veazey, married, by Warranty Deed from Seven Hills Properties, Inc., of record on July 27, 2017, at Instrument No. 20170727-0076296, Davidson County Register of Deeds. This has never been the residence of the Grantor or his wife.

This is property commonly known as 175 A Rural Ave Nashville, TN 37209.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand, this 10th **day of December, 2019:**

Jerry Veazey

Jerry Veazey

STATE OF ~~TENNESSEE~~ Mississippi

COUNTY OF LaFayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry Veazey,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of December, 2019:

Karen Bishop

Notary Public

My Commission Expires: 10.13.2023

STATE OF MISSISSIPPI
KAREN BISHOP
NOTARY PUBLIC
ID No.114043
MY COMMISSION EXPIRES
OCT. 13, 2023
LAFAYETTE COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$412,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 12th DAY OF December, 2019.

Notary Public

My Commission Expires: _____

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