Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4764-WE

Karen Johnson Davidson County
Batch# 883624 DEEDWARR
07/05/2022 09:42:11 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20220705-0077101

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2022.

Taylor Hubbard
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth Griffith and Jenna Griffith	New Owner	
3770 Baxter Road		008-00-0-198.00
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **R. L. Moore, Trustee of The Baxter Road Trust u/a/d May 21, 2019**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seth Griffith and Jenna Griffith, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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 corner, 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 degrees 59 minutes 21 seconds West 20.17 feet to a point; thence continuing with said margin, North 68 degrees 18 minutes 35 seconds West 16.10 feet to an iron rod; thence leaving said margin, North 06 degrees 09 minutes 15 seconds East 1533.25 feet to an iron rod; thence North 18 degrees 57 minutes 20 seconds West 234.30 feet to an iron rod; thence North 77 degrees 42 minutes 50 seconds West 173.62 feet to an iron rod; thence North 06 degrees 09 minutes 15 seconds 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 degrees 02 minutes 22 seconds West 45.07 feet to a point; North 63 degrees 43 minutes 16 seconds West 61.62 feet to a point; North 06 degrees 17 minutes 57 seconds East 82.27 feet to a point; North 24 degrees 49 minutes 34 seconds East 72.34 feet to a point; North 00 degrees 22 minutes 54 seconds East 68.04 feet to a point; North 86 degrees 01 minutes 07 seconds East 69.32 feet to a point; North 76 degrees 15 minutes 09 seconds East 46.29 feet to a point; North 29 degrees 24 minutes 38 seconds East 114.43 feet to a point; North 13 degrees 08 minutes 30 seconds West 45.67 feet to a point; North 01 degrees 22 minutes 02 seconds West 163.55 feet to a point in the centerline of a creek; thence South 50 degrees 38 minutes 59 seconds East 167.10 feet to a point; thence North 02 degrees 59 minutes 06 seconds 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 degrees 48 minutes 18 seconds East 410.29 feet to an iron rod at Moody's Northwesterly corner; thence with Moody's Westerly line, South 06 degrees 30 minutes 59 seconds West 1374.98 feet to an iron rod; thence leaving said Westerly line, North 77 degrees 17 minutes 52 seconds West 226.48 feet to an iron rod; thence South 06 degrees 09 minutes 15 seconds 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 corner of a 15.21 acre tract conveyed to Pam Lynch as of record in Book 9683, Page 618; thence North 10 degrees 23 minutes 53 seconds West 250.18 feet to a point in a drain; thence with the centerline of the drain, South 63 degrees 43 minutes 16 seconds East 28.07 feet to a point; thence South 79 degrees 02 minutes 22 seconds East 45.07 feet to a point; thence leaving said drain, South 06 degrees 09 minutes 15 seconds 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 R.L.Moore, Trustee of Baxter Road Trust dated May 21, 2019 by Warranty deed from Susan McGuire and Sheila R. Bartlett, a married couple of record in Instrument No. 20190621-0060022 Register's Office for Davidson County, Tennessee, dated June 20, 2019 and recorded on June 21, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3770 Baxter Road, Joelton, TN 37080**

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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, 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. 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 our hands this the 28th day of June, 2022.

The Baxter Road Trust dated May 21, 2019

BY: _____
R. L. Moore, Trustee

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 **R. L. Moore, Trustee of The Baxter Road Trust,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of June, 2022.

My Commission expires: 5-9-26

_____
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON