WARRANTY DEED

Issued by
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5582 FAX: (615) 883-7501

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Feb 02

Notary Public

MY COMMISSION EXPIRES: 5/20/02 (AFFIX SEAL)

SMITH NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toby A. Bailey	SAME	151-09-0-A-084.00
(NAME)	(NAME)	
6625 Ascot Drive	SAME	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/15/02 11:05 1pgs
Fees:13.00 Taxes:717.80
20020315-0032877

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, WE, **Stan Roberts**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Toby A. Bailey and wife, Holly N. Bailey**, 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 in Davidson County, Tennessee, being Lot No. 84, on the Final Plat of Long Hunter Chase, a residential Planned Unit Development, Phase 1, Section II, of record in Plat Book 9700, page 638, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stan Roberts by Deed from Donald R. Scott, dated 7/20/01, recorded 7/24/01 in Inst#200107240078451 , Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6625 Ascot Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/my hands this 2/28/02

Stan Roberts

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Stan Roberts and Charlotte Roberts and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 2/28/02

Commission expires:
5/20/02

SMITH NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

Notary Public