WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

William R. Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2003.

Notary Public

MY COMMISSION EXPIRES: June 6, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane
Suite B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Bailey	Synovus Mortgage Corporation	
(NAME)	(NAME)	42-11-56
611 Ronnie Road	401 Church Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20031771

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, Daniel A. Dozier and wife, Jane Lee B. Dozier**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William R. Bailey and wife, Melanie L. 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. :

Being Lot No. 39 on the Plan of Haven Acres, Section 1, of record in Plat Book 2331, page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Daniel A. Dozier and Jane Lee B. Dozier by deed from David R. Hallock and wife, Kathy L. Hollock and recorded in Book 7415, page 842, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 611 Ronnie Road, Madison, TN 37115

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 07/17/03 15:41 2pgs
Fees:13.00 Taxes:702.63
20030717-0100752

Witness our hands this 15th day of July, 2003.

Daniel A. Dozier

Jane Lee B. Dozier

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Daniel A. Dozier and wife, Jane Lee B. Dozier, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Madison, Tennessee this 15th day of July, 2003.

Commission expires: ~~June 6, 2006~~ 1/28/06

~~Carol A. Clawson~~ Notary Public