WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,998.00

Kimberly Shemin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2004.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

Deborah K. Devine State of Tennessee Notary Public Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Spickard-Dodge	OAK STREET MORTGAGE, LLC	86-16-080.00
(NAME)	(NAME)	
4269 Valley Grove Drive	11595 N. Meridian St. #400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Carmel IN 46032	
(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, WE, Lawrence W. Bailey and wife, Michelle D. Bailey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda Spickard-Dodge, Married, 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. 72 on the Plan of Valley Grove, Section 5, of record in Plat Book 5200, Page 582, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lawrence W. Bailey and wife, Michelle D. Bailey, by Quitclaim Deed dated June 1, 1992, from Resolution Trust Corporation, as Receiver for Investors Federal Savings Bank, of record in Book 8648, Page 145, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/06/05 10:31 2 pgs
Fees:13.00 Taxes:332.99
20050106-0002159

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4269 Valley Grove Drive, Hermitage, TN 37076

(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 hands this 22nd day of December, 2004.

Lawrence W. Bailey

Michelle D. Bailey

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 Lawrence W. Bailey and Michelle D. Bailey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of December, 2004.

Commission expires: November 22, 2008

Deborah K. Devine Notary Public

