Box 13 # 9346

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Heidi J. Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Todd Bailey	Union Planters Bank, N.A. d/b/a Regions Mortgage	147-6-21
(NAME)	(NAME)	
4815 Shadescrest Dr.	507 Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Benton, KY 42025	
(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, Dave J. Vigerust and wife, Suzanne B. Vigerust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew Todd Bailey and Katherine M. Konrad 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 in Davidson County, Tennessee, being Lot No. 53 on the Plan of Caldwell Hall, Section 1 (Revised) of record in Book 2900, Page 57,58,and 59, Register's Office for said County.

Said Lot No.53 fronts 95.73 feet on the westerly margin of Shadescrest Drive and extends back 130.1 feet on the southerly line and 120.0 feet on the northerly line to a broken line in the rear measuring 121.8 feet thereon.

Being the same property conveyed to Dave J. Vigerust and wife, Suzanne B. Vigerust, by deed of record in Book 11723, Page 594, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4815 Shadescrest Drive, Nashville, TN 37211
(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.

Davidson County DEEDWARR
Recvd: 03/29/05 13:47 2 pgs
Fees:13.00 Taxes:527.25
20050329-0033791

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this 24th day of March, 2005.

Dave J. Vigerust

Suzanne B. Vigerust

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 Dave J. Vigerust and wife, Suzanne B. Vigerust 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of March, 2005.

Commission expires: May 28, 2006

Notary Public

