File No. 251200473

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/06 14:06 2 pgs
Fees:13.00 Taxes:406.63

20060109-0003055

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2005.

Notary Public

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

ROBERTSON COUNTY, TENN. NOTARY PUBLIC DARLENE BOGGESS

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin J. Bailey	Same	043-13-0-429.00
(NAME)	(NAME)	
620 Forest Park Court		
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, Jeremy Fish and wife, Stephanie Fish, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin J. Bailey and wife, De'yuna L. Bailey, HEREINAFTER CALLED THE GRANTEE(S), 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 all of Lot No. 9, on the Plan of The Resubdivision of Lots 37, 38 and Parts of Lots 39, 30, and 41 – Block "I" Forest Park Subdivision at Madison, Section 2, (erroneously referred to as Block "T" in current vesting deed and prior deed), as shown by plat appearing of record in Plat Book 8250, Page 869, revising Plat Book 843, Page 44, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Donald L. Beck, a single man by Warranty Deed dated May 18, 1999 of record in Book 11505, Page 282, and being further conveyed to Wachovia Bank of Delaware National Association FKA First Union National Bank of Delaware by Substitute Trustee's Deed dated June 16, 2005 of record in Instrument No. 20050624-0072681, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Jeremy Fish and wife, Stephanie W. Fish by Special Warranty Deed dated October 17, 2005 of record in Instrument No. 20051024-0127753, said Register's Office.

Storm Water Detention Agreement of record in Book 10517, Page 347; Sanitary Sewer and/or Storm Drainage Easement of record in Book 8662, Page 782 and in Book 8662, Page 822; all matters shown on plat of record in Plat Book 8250, Page 869, revising Plat Book 843, Page 44; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 620 Forest Park Court, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 28th day of December, 2005.

Jeremy Fish

Stephanie W. Fish

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeremy Fish and wife, Stephanie W. Fish the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of December, 2005.

Commission expires: November 22, 2008

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kim Gillespie

Kim Gillespie Notary Public

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RETURN TO:

Southern Title Services
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Gallatin, TN 37066