WARRANTY DEED

Return to:
Morrison Title, Inc.
2702 Greystone Rd.
Nashville, TN 37204
(615) 292-8950

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

NOTARY PUBLIC, ROCKDALE COUNTY, GEORGIA
MY COMMISSION EXPIRES OCTOBER 1, 2006

THIS INSTRUMENT WAS PREPARED BY
Morrison Title, Inc, 2702 Greystone Road, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Mitchell	Molly Mitchell	103.04-0-006.00
(NAME)	(NAME)	
212 46th Ave North	212 46th Ave. N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, Michael Shay Bailey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Molly Mitchell, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 212 46th Ave Ave. N, Nashville, TN 37209
(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 my hand this 11th day of October, 2005.

Michael Shay Bailey

STATE OF Georgia
COUNTY OF Rockdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Shay Bailey, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

NOTARY PUBLIC, ROCKDALE COUNTY, GEORGIA
MY COMMISSION EXPIRES OCTOBER 1, 2006

Notary Public

Davidson County DEEDWARR
Recvd: 04/27/06 15:38 2 pgs
Fees:13.00 Taxes:610.50

20060427-0048559

File No.: 4138

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 411 of Block 21 on the Map of Charlotte Park Company's First Addition of record in Plat Book 57, Pages 102 and 103, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

[redacted]

Being the same property conveyed to Micheal Shay Bailey and James Micheal Bailey by deed from Jonathon R. Larrabee and Richard B. Larrabee and Connie N. Larrabee, executed 06/12/98 and filed for record on 06/26/98 in Book 10993, Page 602, Register's Office for Davidson County, Tennessee.

212 46th Ave Ave. N
Nashville, TN 37209

ALSO BEING THE SAME PROPERTY CONVEYED FROM JAMES MICHAEL BAILEY TO MICHAEL SHAY BAILEY BY DEED RECORDED AS INSTRUMENT # 20060427-0048558