FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/01/06 13:48 2 pgs
Fees:13.00 Taxes:580.90

20061101-0135777

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Diane Bailey	SOUTHBank	173-15A-112
(NAME)	(NAME)	
1292 Bending Creek Drive	118 Jefferson	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Huntsville, AL 35801	
(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, Tabitha B. Thompson, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly Diane 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:

Land in Davidson County, Tennessee, being Lot No. 112 on a Final Plat of Mill Run Subdivision, Phase 2 of record in Instrument No. 20011009-0109754 and corrected in Instrument No. 20020605-0067915, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tabitha B. Thompson, unmarried, by Warranty Deed dated May 28, 2002 of record in Instrument No. 20020605-0067934, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Tabitha B. Thompson by Nancy Rankin as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book ~~Y~~ ____, Page _____, in the Register's Office for Davidson County, Tennessee.

~~Y~~ 20061101-0135776

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

unimproved ☐

This is improved ☒ property, known as 1292 Bending Creek Drive, Antioch, TN 37013

(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 30th day of October, 2006.

Tabitha B. Thompson
By: Nancy Rankin, as Attorney-in-Fact
By: Nancy Rankin as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30 day of October, 2006 before me personally appeared Nancy Rankin, the person who executed the foregoing instrument on behalf of Tabitha B. Thompson and acknowledged that she executed the same as the free act and deed of the said Tabitha B. Thompson, through Power of Attorney granted Nancy Rankin by the said Tabitha B. Thompson.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2006.

Commission expires:
11/14/09

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public