WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 400
NASHVILLE, TN 37215

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Bailey	CTX Mortgage Company	**83-9-78**
(NAME) **1202 Gartland Avenue**	(NAME) 216 Centerview Drive Suite 233	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Brentwood, TN 37027	
(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, **Billie Rose Womble Daniel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald 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 the easterly half of Lot No. 1 of Block No. 2 on the Plan of Bailey's Subdivision of part of the Andrew Allison Home Place, as of record in Book 161, Page 73, Register's Office for said county.

Said easterly half of Lot No. 1 fronts 50 feet on the south side of Gartland Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Roger D. Womble and wife, Billie Rose Womble by deed from William P. Rose and wife, Margaret Geraldine Rose of record in Book 5107, Page 73, said Register's Office.

Being the same property conveyed to Billie Rose Womble Daniel by deed from Roger D. Womble, unmarried of record in Book 8337, Page 775 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1202 Gartland Avenue, Nashville, TN 37206**

(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: 02/02/07 12:58 2 pgs
Fees:13.00 Taxes:980.50

20070202-0014069

Witness my hand this 31st Day of January, 2007.

X Billie R. Daniel
Billie Rose Womble Daniel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Billie Rose Womble Daniel** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January 2007.

Commission expires: **July 19, 2008**

Justin Tatum
Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008