WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Djuan Carpenter	Countrywide Home Loans	07007003700
(NAME)	(NAME)	
1021 Alice Street	100 Mallard Creek Rd # 250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Louisville, KY 40207	
(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, Vickie Bailie and husband, Christopher Bailie, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Djuan Carpenter, unmarried, 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:

Being the southerly 200 feet of the easterly 50 feet of Lot No. 20 on the Map of J.S. Spurlock's Land, not of record, described according to a survey made by Erle Drake, County Surveyor, April 21, 1925, as follows:

Beginning in the center of Alice Avenue, at the southeast corner of the property conveyed to John Martin and wife, by deed from M.H. Webb and wife, of record in Book 3034, Page 40, Register's Office for said County; thence northwardly 200 feet; thence eastwardly 50 feet to the westerly line of Lot No. 21; thence with the line between Lot Nos. 20 and 21 southwardly 200 feet to the center of Alice Avenue; thence with said Avenue; westwardly 50 feet to the beginning.

Being the same property conveyed to Vickie Bailie and Christopher Bailie, a married couple, by deed of record in Instrument No. 20060929-0120686, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1021 Alice Street, Nashville, TN 37218
(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: 05/14/07 09:08 2 pgs
Fees:13.00 Taxes:314.50
20070514-0057114

Witness our hands this 7th day of May, 2007.

Vickie Bailie

Christopher Bailie

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vickie Bailie and Christopher Bailie 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 7th day of May, 2007.

Commission expires: February 22, 2010

Notary Public

