BILL GARRETT, Davidson County
Trans: T20090024200 DEEDWARR
Recvd: 04/13/09 14:37 2 pgs
Fees: 13.00 Taxes: 529.47
20090413-0033214

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $143,100.00

Affiant

Subscribed and sworn to before me, this 10th day of April, 2009.

Notary Public
My commission expires: 1-17-12

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 1-17-12

06-0903-73450

Address of New Owner:	Send Tax Bills to:	Tax Information
Austin G. Lauritsen 1801 Lincoya Bay Drive Nashville TN 37214	New Owner	109-05-0-D 151.00 C

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Angela M. Bailey, an unmarried woman, and Jerry Wayne Bailey, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Austin G. Lauritsen, and unmarried man, hereinafter called the Grantees, their successors 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 Unit No. 1801, on the Plan of The Cottages at Williams Bend, as described in Exhibit "C" to Supplementary Declaration of record in Instrument No. 20041028-0129585, as amended in Instrument No. 20050923-0114373, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to 70 South Associates, LLC, a Tennessee limited liability company by deed from Lakes Multi-Family Land, LLC, a Tennessee limited liability company, dated December 4, 2002, recorded December 4, 2002, of record in Instrument No. 20021204-0149456, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Steven A. Harris, unmarried, Angela M. Bailey, unmarried and Jerry Wayne Bailey, married, dated December 13, 2005, recorded December 20, 2005, of record in Instrument No. 20051220-0152323, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Angela M. Bailey by Quitclaim Deed from Steven A. Harris, dated January 17, 2009, recorded January 27, 2009, of record in Instrument No. 20090127-0006900, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Norma Bailey, spouse of Grantor, Jerry Wayne Bailey, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 1801 Lincoya Bay Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 10th day of April, 2009.

Angela M. Bailey

Jerry Wayne Bailey

Norma Bailey

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angela M. Bailey, Jerry Wayne Bailey and Norma Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 10th day of April, 2009.

Notary Public

My Commission expires: 01/17/12

