File No. 291000583

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20090077092 DEEDWARR
Recvd: 11/12/09 12:38 2 pgs
Fees:13.00 Taxes:910.20
20091112-0104342

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Catherine Abbie Necessary | NEW OWNER | 105-14-C-7.00CO |
| (NAME) 2212 Knowles Ave. | (NAME) | |
| (ADDRESS) Nashville, TN 37204 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Bryan Bailey and Claire Yates Bailey, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Catherine Abbie Necessary, unmarried, and Stephen K. Necessary and wife, Deborah L. Necessary**, hereinafter called the grantee(s), 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 all of Unit No. 2212, as shown on the plan of The Park at Melrose Townhomes, filed as Exhibit C to, and established by the Declaration of Covenants, Conditions and Restrictions for The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 200706040065994 and amended in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, to which plat reference is hereby made for a more complete and accurate description of said Unit.**

**Being the same property conveyed to BRYAN BAILEY AND CLAIRE YATES BAILEY, HUSBAND AND WIFE by deed from HILLVIEW VILLAGE PARTNERSHIP A TENNESSEE GENERAL PARTNERSHIP of record in Instrument No. 20070622-0074879 on 06/21/2007 and filed for record on 06/22/2007, Register's Office for DAVIDSON County, Tennessee.**

Master Declaration of Covenants, Conditions and Restrictions and Bylaws of record in Instrument No. 20070525-0062832, Declaration of Covenants, Conditions and Restrictions and Bylaws Instrument No. 20070604-0065994, and as amended of record in Instrument No. 20070614-0071575, said Register's Office.

Cable Easement of record in Instrument No. 20000418-0038819, said Register's Office.

Storm water Detention Agreement Easement of record in Instrument No. 20060623-0075219, said Register's Office.

Sanitary Sewer/Water and/or Storm Drainage Easement of record in Instrument No. 20060623-0075251, said Register's Office.

Sanitary Sewer/Water and/or Storm Drainage Easement of record in Instrument No. 20060809-0098054, said Register's Office.

Sanitary Sewer/Water and/or Storm Drainage Easement of record in Instrument No. 20060809-0098082, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument No. 20070703-0079126, Register's Office for said County.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record. (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2212 Knowles Ave., Nashville, TN 37204

(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 10th day of November, 2009.

Bryan Bailey

Claire Yates Bailey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Bryan Bailey and Claire Yates Bailey, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 10th day of November, 2009.

Commission expires: 10/23/13

Notary Public

**File Number: 291000583**

**RETURN TO:**