Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2009

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Bailey and Claire Bailey	New Owner ~~Bank of America~~	14608015300
(NAME)	(NAME)	
4900 Montclaire Drive		
(ADDRESS)	(ADDRESS)	MST File No. 2009-0479
Nashville, TN37211		
(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, **Donna K. Williamson**, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Bailey and Claire Bailey, husband and wife**, 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. 429 Crieve Hall Estates, Section Six, of record in Book 2331, pages 1 and 2, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Bramblewood Drive, the same being the common corner of Lots 429 and 430, thence southwardly with the dividing line between Lots 429 and 430, 159.1 feet to a monument; thence westwardly with the dividing line between Lots 429 and 428, 150 feet to a point in the easterly margin of Montclair Drive, northwardly 139.3 feet to a monument in the southerly margin of Bramblewood Drive; thence eastwardly with the southerly margin of Bramblewood Drive 130 feet to the point of beginning.

Being the same property conveyed to Donna K. Williamson, unmarried, by warranty deed of Lewis M. Harrison, Jr. of record in Instrument No. 20020502-0053996, said Register's Office.

Subject to: All matters appearing on the Plan of record in Book 2331, pages 1 and 2, Register's Office of Davidson County, Tennessee.

This property, known as 4900 Montclaire Drive, Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20090078463 DEEDWARR
Recvd: 11/18/09 11:20 2 pgs
Fees:13.00 Taxes:854.70

20091118-0106165

Witness my/our hand(s) this 12TH DAY OF NOVEMBER, 2009.

Donna K. Williamson

Donna K. Williamson

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna K. Williamson, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of November, 2009.

Notary Public

My Commission Expires: 7-2-12

(SEAL)

