WARRANTY DEED

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-17-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Bailey and Cinda K. Bailey, as Trustees	NEW OWNER(S)	087-02-0A-054.00-CO
(NAME) 7505 Thornwood Court	(NAME)	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(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, I/WE, Nancy R. Lanham, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Bailey and Cinda K. Bailey, as trustees of the Amended and Restated Bailey Family Revocable Trust Agreement dated February 21, 2008, 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. 16, Final Plat Cobblestone Landing, Phase 2A, as shown on plat of record in Instrument no. 20080220-0016775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nancy Lanham Tidwell, by Quitclaim Deed dated November 18, 2008 from Jerry Wayne Tidwell of record in Instrument No. 20081202-0117007, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Nancy L. Tidwell, married, as of record in Instrument Number 20080818-0084474, said Register's Office. The said Nancy Lanham Tidwell, Nancy L. Tidwell, and Nancy R. Lanham are one and the same person.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 7505 Thornwood Court, Mount Juliet, TN 37122

(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:T20100015568 DEEDWARR
Recvd: 03/17/10 11:03 2 pgs
Fees:13.00 Taxes:872.83
20100317-0020002

Witness my hand this 12th day of March, 2010.

Nancy R. Lanham f/k/a Nancy Lanham Tidwell

Nancy R. Lanham f/k/a Nancy Lanham Tidwell

STATE OF TENNESSEE KK

COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy R. Lanham, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mount Juliet ~~Franklin~~, Tennessee this 12th day of March, 2010.

Commission expires: KK 1-21-2013

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return To:
CUMBERLAND TITLE COMPANY
695 President Place, Suite 202
Smyrna TN 37167