WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/11 10:29 3 pgs
Fees:18.00 Taxes:231.25
20110302-0016689

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011
(AFFIX SEAL)

ANN B. WARDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarred McNeal		09401034100
236 Pebble Glen Drive ~~902 Village Court~~ (NAME)	Jarred McNeal (NAME)	
Franklin, ~~Nashville,~~ TN 37064 ~~TN 37206~~ (ADDRESS) (CITY) (STATE) (ZIP)	236 Pebble Glen Drive (ADDRESS) Franklin, TN 37064 (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, **Chris Bailie and wife, Vickie Bailie**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jarred McNeal**, 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 Lot No. 49-A on the unrecorded plan of Shelby Village No. 5 and a portion of the land on the Map of Shelby Village Subdivision, Section II, of record in Book 2854, page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 49-A fronts 56 feet on the westerly side of an extension of Village Court, and runs back between lines 154.7 feet on the northerly line, and 154.7 feet on the southerly line, to a dead line in the rear, on which it extends 56.00 feet.

Being the same property conveyed to Chris Bailie and wife, Vickie Bailie by deed from Anthony N. Pierce and wife, Dorothea M. Pierce, dated 8/20/06, of record in Instr. No. 20050217-0018022, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2011 taxes, prorated and assumed by the Grantee(s); Subject to all matters as set out on the plan of record in Book 2854, page 118,; to the joint driveway easement as set out in Book 6695, page 192, said Register's Office Subject to the rights and claims of parties in possession. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 902 Village Court, Nashville, TN 37206
(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.

Witness our hands this 16th day of February, 2011.

Chris Bailie

Vickie Bailie

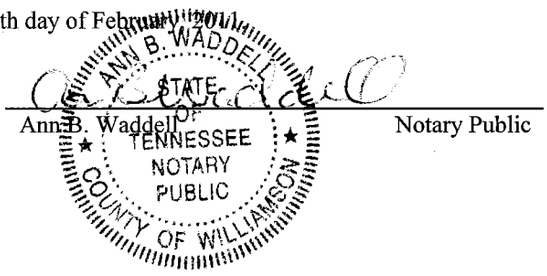
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public in and for the aforesaid State and County, Chris Bailie and wife, Vickie Bailie With whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainors, and who upon oath executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of February, 2011.

Commission expires: October 22, 2011



Ann B. Waddell Notary Public

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC LAURIE M. HARRIS

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).