BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ~~ESCROW CORP.~~
3310 WEST END AVE.
NASHVILLE, TN 37203

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Aaron Didier**
**1122 Oman Drive**
**Brentwood, Tennessee 37027**

**SEND TAX BILL TO:**
**Mortgagee**

~~**MORTGAGEE:**~~
SEND TAX BILLS to OWNER

**MAP** 159
**GROUP**
**PARCEL** 60.00

BILL GARRETT, Davidson County
Trans:T20110012817 DEEDWARR
Recvd: 03/03/11 10:53 4 pgs
Fees:23.00 Taxes:2775.00
20110303-0016978

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Bailey and husband, David L. Bailey,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Aaron Didier and Irina Didier, 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:

See Attached Exhibit "A"

Being the same property conveyed to Jennifer Bailey and husband, David L. Bailey by deed dated 8/26/03 from David White Dortch, a married man of record in Inst No. 20030827-0124064, re-recorded in Inst. No. 20030912-0134325, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **1122 Oman Drive, Brentwood, Tennessee 37027.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **1st** day of **March, 2011.**

**Jennifer Bailey**

**David L. Bailey**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jennifer Bailey and husband, David L. Bailey**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of March, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $750,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of March, 2011.

NOTARY PUBLIC

My Commission Expires: 1-9-12

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

**Beginning at a point in the center of Oman Drive, (also known as Oman Memorial Drive), 1250 feet easterly from the intersection of the center line of said Drive and the center of Granny White Pike; thence northwardly 429 feet to the southern boundary line of said Eddy Arnold property; thence with the southern boundary line of said Eddy Arnold property and a fence north 68 deg. 35min. east 303.7 feet to an iron pin; thence south 5 deg. 30 min. west 607 feet to the center of said Drive; thence with the center of said Drive, north 72 deg. west 81.5 feet to the beginning of a curve; thence around said curve having a radius of 507 feet northwestwardly 143.5 feet to the beginning, containing 3.29 acres, more or less.**

Being the same property conveyed to **Jennifer Bailey and husband, David L. Bailey** by Deed from **David White Dortch, a married man** of record in Instrument No. 20030827-0124064 and re-recorded in Instrument No. 20030912-0134325, Register's Office for **Davidson** County, **TN.**