BILL GARRETT, Davidson County
Trans:T20110024866 DEEDWARR
Recvd: 04/27/11 15:27 2 pgs
Fees:13.00 Taxes:488.40
20110427-0032357

WARRANTY DEED

G-VRE-11-744

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carole Bailey	Carole Bailey	
744 Jaywood Drive	(NAME) 744 Jaywood Drive	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	63-16-B-58.00 CO
(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 JORDAN SETH GLEAVES AND HEATHER GLEAVES, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CAROLE BAILEY, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 92, HAMPTON PARK (FORMERLY CHITWOOD DOWNS), AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 550, 551 AND 552, CORRECTED IN BOOK 7462, PAGE 445, AMENDED IN BOOK 8181, PAGE 112, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JORDAN SETH GLEAVES, UNMARRIED BY WARRANTY DEED FROM EDWARD MICHAEL HELLER AND WIFE, LESLIE HELLER, RECORDED ON THE 3RD DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080403-0033781, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID JORDAN SETH GLEAVES HAVING SINCE MARRIED. HEATHRER GLEAVES JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 550, PLAT BOOK 551, PAGE 552 CORRECTED IN BOOK 7462, PAGE 445 AMENDED IN BOOK 8181, PAGE 112; RESTRICTIONS OF RECORD IN BOOK 7351, PAGE 852, BOOK 7451, PAGE 739, BOOK 8336, PAGE 393; CHARTER OF RECORD IN BOOK 7431, PAGE 204, BOOK 8517, PAGE 762, BOOK 8833, PAGE 216; EASEMENTS OF RECORD IN BOOK 2247, PAGE 75, BOOK 8007, PAGE 235, BOOK 8657, PAGE 179, BOOK 7460, PAGE 930, BOOK 7489, PAGE 515; QUITCLAIM DEED FOR OPEN SPACE IN BOOK 8207, PAGE 276 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 744 Jaywood Drive, Old Hickory, Tennessee 37138
(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), their 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), 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 my/our hand(s) this 19th day of April, 2011.

Jordan Seth Gleaves

Heather Gleaves

STATE OF Tennessee
COUNTY OF Davidson

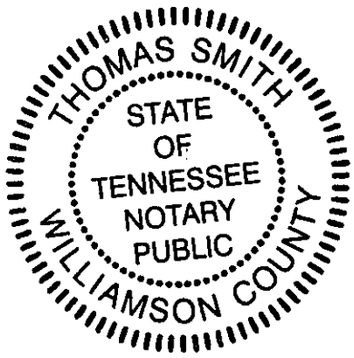
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jordan Seth Gleaves and Heather Gleaves, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 19th day of April, 2011.

Notary Public

My Commission Expires: 12-03-13

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903