WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/11 10:44 3 pgs
Fees:18.00 Taxes:1060.05
20110630-0050078

State of Tennessee
County of Davidson

The actual consideration or value, which is greater, for this transfer is **$286,500.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2011.

Notary Public

My commission expires: January 23, 2012
(AFFIX SEAL)

SHERI PROW PARSONS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Allison Linney	Bank of America, NA	**Map 180-03-0-A, Parcel 095CO**
829 Holt Grove Court	840 Crescent Center Dr. #460	
Nashville, TN 37211	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David L. Bailey and wife, Mary S. Bailey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allison Linney

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. 72 on the Plan of Stone Creek Park Subdivision, Section 2-B, a Planned Unit Development, as of record in Book 9700, Pages 793 and 794, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to David L. Bailey and wife, Mary S. Bailey, by Warranty Deed , from Patrick Tate, Jr. and wife, Angela D. Tate, dated June 19, 2006, of record in Instrument No. 20060621-0074172, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Stone Creek Park, of record in Book 10324, Page 365 and as amended in Instrument No. 20010719-0076875, said Register's Office; By-Laws of record in Book 10324, Page 405, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed on behalf of David L. Bailey and Mary S. Bailey, pursuant to a Power of Attorney executed by same on the 20th day of June, 2011, of record in Instrument No. 20110630-0050077 **, Register's Office for Davidson County, Tennessee.**

This is improved (_X__) Unimproved (____) property, known as: **829 Holt Grove Court, Nashville, TN 37211**

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 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 my/our hand(s) this **24th** day of **June, 2011.**

David L. Bailey
David L. Bailey
By: Kathy Hand, attorney-in-fact
Kathy Hand, Attorney-in-Fact

Mary S. Bailey
Mary S. Bailey
By: Kathy Hand, attorney-in-fact
Kathy Hand, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Kathy Hand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for David L. Bailey and wife, Mary S. Bailey, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said David L. Bailey and wife, Mary S. Bailey for the purpose therein contained, by signing the name of David L. Bailey and wife, Mary S. Bailey by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2011.

Katherine Goodson
Notary Public

My Commission Expires: May 5, 2015



I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

