BRIAN A. HENSLEY
Notary Public, State of Texas
My Commission Expires
August 14, 2013

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110039528 DEEDWARR
Recvd: 07/01/11 10:17 2 pgs
Fees: 13.00 Taxes: 832.50

20110701-0050449

STATE OF Texas
COUNTY OF TRAVIS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

ANN BAILEY BY BRYAN BAILEY ATTY IN FACT
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 08-14-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl Fuerst	SAME	09501004000
(NAME)	(NAME)	
2000 June Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I, **Ann L. Bailey, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Carl Fuerst, a married man**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 175, on the plan of Section Three Donelson Hills, of record in Plat Book 2330, Page 75, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to W. E. Bailey and wife, Ann L. Bailey by Deed from Stephen Krist and wife, Patricia Krist, dated 09/19/1964 and filed for record on 09/24/1964 in Book 3815, Page 78, Register's Office for Davidson County, Tennessee.

The said W. E Bailey having since deceased on 3/18/2010 leaving Ann L. Bailey as his sole surviving heir.

All matters as set forth per Plat Book 2330, Page 75, said Register's Office.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2000 June Drive, Nashville, TN 37214
(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/or 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/or 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 hand this 25th day of June, 2011.

ANN L. BAILEY BY BRYAN BAILEY ATTY IN FACT

Ann L. Bailey by Bryan Bailey atty in fact

STATE OF TEXAS
COUNTY OF Travis

On this 25th day of June, 2011, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Bryan Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Ann L. Bailey, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20110701-0050448, Register's Office of Davidson County, Tennessee.

Notary Public

My Commission Expires: 08-14-13

NOTARY PUBLIC STATE OF TEXAS
BRIAN A. HENSLEY
Notary Public, State of Texas
My Commission Expires
August 14, 2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122