23549-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110064930 DEEDWARR
Recvd: 10/18/11 08:42 2 pgs
Fees:13.00 Taxes:566.10
20111018-0080777

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $153,000.00.

R. Kevin Bailey
Affiant

Subscribed and sworn to before me, this the 14th day of October, 2011.

Notary Public

My commission expires: 1/6/14
(AFFIX SEAL)

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

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
Richard Kevin Bailey	**New Owner**	**Map 104-02-0-L, Parcel 102.00CO**
1044 Oak Creek		
Nolensville, TN 37135		

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,

Susan Rene Zeron, unmarried

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

Richard Kevin Bailey, unmarried, as to a 50% undivided interest (the "Individual Interest") and Charles Robert Bailey and wife, Elizabeth Mitchum Bailey, as to a 50% undivided interest (the "Entirety Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as tenants in common

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3217 of the Magnolia Court Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Magnolia Court Condominiums, of record in Book 7295, page 869, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7295, page 892, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Magnolia Court Condominiums, as set out on Exhibit "D" to the Master Deed, of record in Book 7295, page 869, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Susan Rene Zeron, unmarried by Deed from Sara E. Anderson, unmarried and Steven T. Anderson and wife, Janis T. Anderson, of record in Instrument No. 20030728-0105078, dated July 25, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Book 7295, page 869, 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 paid by the Grantor(s) herein.

This is improved (__X__) Unimproved (____) property, known as **3217 West End Circle, Nashville, TN 37203**

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 **14th** day of **October, 2011.**

Susan Rene Zeron
Susan Rene Zeron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Susan Rene Zeron,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **October, 2011.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY