NEW OWNER:

Freddy & Ramona Bailey
118 Mayna Dr.
Hendersonville, TN 37075

SEND TAX BILLS TO:
NEW OWNER

Map 034
Group 13-0
Parcel 241.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 12-0826

BILL GARRETT, Davidson County
Trans:T20120084591 DEEDWARR
Recvd: 11/05/12 15:36 2 pgs
Fees:13.00 Taxes:74.00
20121105-0102048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Twenty Thousand and 00/100 Dollars (20,000.00)** cash in hand paid, the receipt of which is hereby acknowledged **Ary B. Bowker and Betty R. Lytle** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **Freddy D. Bailey and wife, Ramona M. Bailey,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being LOT NO. 36 on the Plan of East Lawn, Block "C", a subdivision of part of Edgemeade Farm as of record in Book 547, Page 153 and 154, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete description.

Being the same property conveyed to Joan Bowker, divorced, (ERRONEOUSLY REFERRED TO AS JOAN BOWNER) by Warranty Deed from Ralph Stevens and William King d/b/a Stevens and King Construction Company, dated August 17, 1970 and recorded in Record Book 4439, Page 740, Register's Office of Davidson, County, Tennessee. Joan Bowker having remarried after the acquisition of this property to Melvin Lunsford, who passed away on July 07, 1994, thereby re-vesting title in the now Joan L. Bowker Lunsford as surviving tenant by the entirety. Joan L. Bowker Lunsford passed away on October 29, 2011 without a Last Will & Testament, thereby vesting title in her only two children and heirs at law, Ary B. Bowker and Betty R. Lytle. See Affidavits of Heirship in Instrument Number 20120717-0062903 and Instrument Number 20121105-0102047.

This is IMPROVED property known as 1399 Florence Avenue, Madison, Tennessee, 37116.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 1st day of November, 2012.

Ary B. Bowker

Betty R. Lytle

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Ary B. Bowker and Betty R. Lytle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 1st day of November, 2012.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$20,000.00.**

AFFIANT

Sworn to and subscribed to before me this 1st day of November, 2012.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY