RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120092628 DEEDWARR
Recvd: 12/04/12 14:29 2 pgs
Fees:13.00 Taxes:1361.60
20121204-0111583

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Tara Carter, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Cecil H. Steele, Jr. and** **Rolando E. Velasco** **905 Boscobel Street** **Nashville, Tennessee 37206**	SEND TAX BILLS TO: Farmington Financial Group, LLC 2002 Richard Jones Road Suite 300A Nashville, TN 37215	MAP-PARCEL NUMBERS: **08216028900**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

DAVID A. BAILEY and wife, STEPHANIE A. BAILEY

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

CECIL H. STEELE, JR. and ROLANDO E. VELASCO, both unmarried, as joint tenants with right of survivorship

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** State of Tennessee, described as follows, to-wit:

Land in Davidson County, being Lot No. 1 on the Final Plat of Bailey Subdivision of record in Instrument No. 20120409-0029792, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to David A. Bailey and wife, Stephanie A. Bailey by deed from Juli Merrill Dean of record in Instrument No.: 20040610-0068747, Register's Office for Davidson County, Tennessee.

This is improved property known as **905 Boscobel Street, Nashville, Tennessee 37206**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 30th day of November 2012.

DAVID A. BAILEY

STEPHANIE A. BAILEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **DAVID A. BAILEY and STEPHANIE A. BAILEY** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 30th day of November, 2012.

TARA CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tara Carter
NOTARY PUBLIC
My Commission Expires: 11-4-13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $368,000.00.

AFFIANT

Sworn to and subscribed to before me this 30 day of November, 2012.

Christy Lund
NOTARY PUBLIC

CHRISTINE L. LUND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013