WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~March 3, 2014~~ 01/07/2013 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Alan Whorton	FtM Bank	116-13-021
(NAME)	(NAME)	
108 Haverford Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael Sharpe Bailey and wife, Jennifer Tate Bailey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Alan Whorton and wife, Lesha S. Whorton, 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 Lot No. 3 on the Map of West Meade Farms, Section Three, as of record in Book 1835, Page 4, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 95 feet on the northerly side of Haverford Drive and runs back between parallel lines 168 feet to a dead line.

Being the same property conveyed to Michael Sharpe Bailey and wife, Jennifer Tate Bailey, by Warranty Deed dated June 5, 2009, from Patricia Newton Page and Timothy Clement Cuff, of record in Instrument no. 20090608-0052914, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Michael Sharpe Bailey and Jennifer Tate Bailey by Beth Hazelwood as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20130107-0001643, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 108 Haverford Drive, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans: T20130001414 DEEDWARR
Recvd: 01/07/13 09:18 2 pgs
Fees: 13.00 Taxes: 2812.00
20130107-0001644

Witness our hands this 21st day of December, 2012.

Michael Sharpe Bailey by Beth Hazelwood attyinfact
Michael Sharpe Bailey
By: Beth Hazelwood Attorney in Fact

Jennifer Tate Bailey by Beth Hazelwood attyinfact
Jennifer Tate Bailey
By: Beth Hazelwood Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of December, 2012 before me personally appeared Beth Hazelwood, the person who executed the foregoing instrument on behalf of Michael Sharpe Bailey and Jennifer Tate Bailey, and acknowledged that she executed the same as the free act and deed of the said Michael Sharpe Bailey and Jennifer Tate Bailey, through Power of Attorney granted her by the said Michael Sharpe Bailey and Jennifer Tate Bailey.

Witness my hand and official seal at Franklin, Tennessee this 21st day of December, 2012.

Commission expires:

LaTreca McAdoo
Notary Public

LaTreca McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/2/2014
Davidson County