#6733

WARRANTY DEED

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amir Abdelmalak	US Bank National Association	150-9-213
(NAME)	(NAME)	
329 Cedarcliff Road	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Earth City, MO 63045	
(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, Adriane M. Bailey and husband, Michael Antonio Bailey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amir Abdelmalak, married, 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. 141, on the Plan of Phase II, Forest View Park, Section V, of record in Plat Book 6250, page 458, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Adriane M. Cooper, by deed of record in Instrument No. 20011228-0143818, Register's Office for Davidson County, Tennessee. Adriane M. Cooper now known as Adriane M. Bailey. Adriane M. Bailey also known as Adriane Marie Bailey.

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

Michael Antonio Bailey joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Michael Antonio Bailey by Adriane Marie Bailey as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20130502-0044182, in the Register's Office for Davidson County, Tennessee. Adriane Marie Bailey also known as Adriane M. Bailey.

unimproved ☐

This is improved ☒ property, known as 329 Cedarcliff Road, Antioch, TN 37013

(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:T20130036428 DEEDWARR
Recvd: 05/02/13 10:50 2 pgs
Fees:13.00 Taxes:329.30

20130502-0044183

Witness my hand this 30th day of April, 2013.

Adriane M. Bailey

Adriane M. Bailey

Michael Antonio Bailey by Adriane M. Bailey, his attorney in fact

Michael Antonio Bailey by Adriane M. Bailey, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adriane M. Bailey, 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.

STATE Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2013.

Commission expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

Notary Public

OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of April, 2013 before me personally appeared Adriane M. Bailey, the person who executed the foregoing instrument on behalf of Michael Antonio Bailey, and acknowledged that she executed the same as the free act and deed of the said Michael Antonio Bailey, through Power of Attorney granted her by the said Michael Antonio Bailey.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2013.

Commission expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

Notary Public