WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130054249 DEEDWARR
Recvd: 06/26/13 13:11 2 pgs
Fees:13.00 Taxes:758.50
20130626-0065762

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of June, 2013

Notary Public

MY COMMISSION EXPIRES: 11.23.2015
(AFFIX SEAL)

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Bailie and Vickie Bailie	New Owner	097 16 0A 026.00
(NAME)	(NAME)	
4937 John Hager Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Robert Booker and wife, Pamela R. Booker**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chris Bailie and Vickie Bailie, husband and wife**, 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:

Land in Davidson County TN being described as:

Lot No. 81 of the Plan First Revision, The Peninsula, Phase One being recorded in Plat Book 9700, page 8, Register's Office of Davidson County, TN, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Robert Booker and wife, Pamela R. Booker by Warranty Deed from Jason R. Leger and wife, Debra L. Leger dated September 26, 2008, of record in Instrument No. 20080930-0099208, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4937 John Hager Road, Hermitage, TN 37076

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, has 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 our hands this **21st** day of **June, 2013**

Robert Booker

Pamela R. Booker

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Robert Booker and Pamela R. Booker**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **21st** day of **June, 2013**

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122