WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINE L. LIND NOTARY PUBLIC TENNESSEE SUMNER COUNTY

My Commission Expires OCT 21, 2013

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
Mahalie Y. Dodson	Mahalie Y. Dodson	136-11-29.00
(NAME)	(NAME)	
3717 Priest Lake Drive	3717 Priest Lake Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, Sarah Carden Bailey, a married woman and Jonathan Carden, a married man, as joint tenants in commons, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mahalie Y. Dodson, an unmarried woman, 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, Tennessee, being Lot No. 371 on the Plan of Priest Lake Park, Section 6, of record in Book 5050, pages 21 and 22, as corrected in Book 5185, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sarah Carden Bailey, a married woman and Jonathan Carde, a married man, as joint tenants in commons, by deed of record in Instrument Number 20100803-0060711, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Subject to all matters as shown on Plan of Priest Lake Park, of record in Book 5050, pages 21 and 22, as corrected in Book 5185, page 147, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 5097, Page 566, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3717 Priest Lake Drive, Nashville, TN 37217

(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:T20130054316 DEEDWARR
Recvd: 06/26/13 14:58 2 pgs
Fees:13.00 Taxes:592.00

20130626-0065878

Witness our hands this 21st day of June, 2013.

Sarah Carden Bailey by Stacy A. Carden, Attorney-in-Fact

Jonathan Carden by Stacy A. Carden, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 21st day of June 2013 before me personally appeared Stacy A. Carden, the person who executed the foregoing instrument on behalf of Jonathan Carden, and acknowledged that she executed the same as the free act and deed of the said Jonathan Carden, through Power of Attorney granted 04/23/13 by the said Jonathan Carden.

Witness my hand and official seal at Franklin, Tennessee this 21st day of June, 2013.

Commission expires:

Notary Public

Beth Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 21st day of June 2013 before me personally appeared Stacy A. Carden, the person who executed the foregoing instrument on behalf of Sarah Carden Bailey, and acknowledged that she executed the same as the free act and deed of the said Sarah Carden Bailey, through Power of Attorney granted 04/22/13 by the said Sarah Carden Bailey.

Witness my hand and official seal at Franklin, Tennessee this 21st day of June, 2013.

Commission expires:

Notary Public

Beth Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County