BILL GARRETT, Davidson County
Trans:T20140026185 DEEDWARR
Recvd: 04/17/14 13:13 2 pgs
Fees:13.00 Taxes:943.13
20140417-0032338

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $254,900.00. Affiant Subscribed and sworn to before me, this 16th day of April, 2014. Notary Public My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Address New Owner As Follows: Cole Mandl and Angelina Silva 3735 Burrus Street Nashville, TN 37216	Send Tax Bills To: Bank of America, N.A. 900 West Trade St., 3rd Fl. Charlotte, NC 28255-0001	Map-Parcel Number: 061-14-0-168.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tracy A. Legg Bailey,** married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cole Mandl and Angelina Silva, both unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 88, as shown on the map entitled E. B. Craig's Subdivision of the Crownover Property, of record in Deed Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tracy A. Legg, an unmarried woman, by deed from Scott B. Lewis, unmarried, of record as Instrument No. 20070718-0085639, dated July 16, 2007, said Register's Office. The said Tracy A. Legg has since married and is now known as Tracy A. Legg Bailey.

This is not now nor has it ever been the primary residence of the Grantor's spouse herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assumes and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Deed Book 894, pages 640 and 641, said Register's Office.

3. Water Main Easement granted unto Gallatin Pike Water Company of record in Book 498, page 51, said Register's Office.

4. Restrictive Covenants as set out in the Installment Deed of record in Book 975, page 84, said Register's Office.

This is improved property known as: **3735 Burrus Street, Nashville, TN 37216.**

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 Grantor covenants with the said Grantees that she is 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 further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 11th day of April, 2014.

Tracy A. Legg Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracy A. Legg Bailey, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of April, 2014

(Seal)

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires: 11/6/17