THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140030726 DEEDWARR
Recvd: 05/05/14 12:07 2 pgs
Fees:13.00 Taxes:632.70

20140505-0037947

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: 1/31/17

(AFFIX SEAL)

BROOKE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nikisha Bailey	Peoples Home Equity	MAP
7277 Charlotte Pike #302	150 N. Seven Oaks	PARCEL 114-08-0-C-100.00CO
Nashville, TN 37209	Knoxville, TN 37922	
(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, **Jennifer Suzanne Morrow-Ford and husband Glenn Ford**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nikisha Bailey, 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 Unit 95 on the Plan of West Park, Phase 3, as established by the Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc., of record as Instrument No. 2004304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, Restrictions and By-Laws for West Park Homeowner's Association, Inc. of record as Instrument No. 20041221-0151636, and further amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions for West Park Homeowner's Association, Inc. of record in Instrument no. 20050222-0018812, and as supplemented by Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners Association, Inc. Annexing Additional Property Known as West Park, Phase 3, of record in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, and being part of the Plan of West Park, Phase 3, of record as Instrument No. 20060202-0012968, and as further shown on the Plan attached as Exhibit "B" to the aforementioned Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners Association, Inc. Annexing Additional Property Known as West Park, Phase 3, of record in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Suzanne M. Ford, unmarried by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20061102-0136332, Register's Office for Davidson County, Tennessee, dated October 27, 2006 and recorded on November 02, 2006. The said Jennifer Suzanne Morrow-Ford, J. Suzanne M. Ford and Suzanne M. Ford are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **7277 Charlotte Pike #302, Nashville, TN 37209.**

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.

Witness our hand( ) this the 15th day of April, 2014.

Suzanne M. Ford

Glenn Ford

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Suzanne M. Ford** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of April, 2014.

My Commission expires: 5-3-16

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Glenn Ford** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of April, 2014.

My Commission expires: 5-3-16

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public