Davidson County DEEDWARR
Recvd: 08/11/14 16:08 4 pgs
Fees:23.00 Taxes:806.23
20140811-0072452

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of July, 2014.

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 9, 2014

Notary Public

MY COMMISSION EXPIRES: 9.9.2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Wryan T. Bailey, an unmarried man	First Community Mortgage	127-12-0-035.00
(NAME) 201 Harpeth Valley Rd	(NAME) 275 Robert Rose Drive	
(ADDRESS) TN Nashville 37221	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventeen Thousand Nine Hundred And No/100 Dollars ($217,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Norman Dozier, Jr. and Robert David Dozier and Steven Lee Dozier and Pamela Ann Dozier, heirs at law of Fraces Elizabeth Dozier, deceased**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wryan T. Bailey, an unmarried man**, 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. 36 on the Map of Bellevue Manor, as of record in Book 3600, pages 32 and 33, Register's Office for said County.

Said Lot No. 36 is described as follows: Beginning at a point in the northerly margin of Harpeth Valley Road at the common dividing line between Lots Nos. 36 and 37; thence northerly 240.02 feet to a concrete marker; thence westerly 235.18 feet to a point in the easterly margin of Hickory Hollow Road; thence southerly along the easterly margin of Hickoey Hollow Road 206 feet to the beginnming of a curve; thence around said curve a distance of 39.27 feet to a point; thence easterly along the northerly margin of Harpeth Valley Road 176.07 feet to the point of beginning.

Being the same property conveyed to Norman Dozier and wife, Frances E. Dozier by deed dated September 11, 1964 from Hudson and Driver Construction Co. Inc. and filed of record in Book 3811, page 850, said Register's Office of Davidson County, Tennessee. The said said Norman Dozier having pre-deceased Fransces Elizabeth Dozier on April 8, 2004 and Frances Elizabeth Dozier having died May 6, 2014, leaving the property to all the heirs at law of Frances Elizabeth Dozier, deceased.

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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 201 Harpeth Valley Rd, Nashville, TN 37221

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 31st day of July, 2014.

Norman Dozier
Norman Dozier

Robert David Dozier
Robert David Dozier

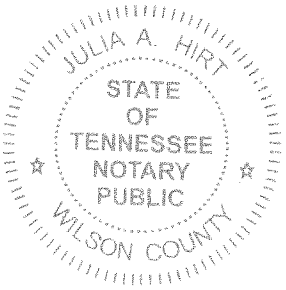
Steven Lee Dozier
Steven Lee Dozier

Pamela Ann Dozier
Pamela Ann Dozier

STATE OF Tennessee County of Wilson

I, the undersigned Notary Public, for the County of Davidson, and the State of Tennessee, do hereby certify that Norman Dozier personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st of July, 2014.



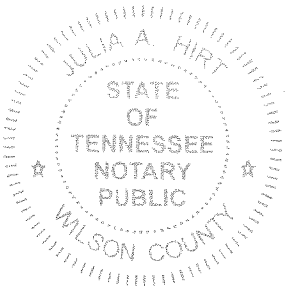
Notary Public
My Commission Expires: ~~9.9.2014~~ 10.5.2015

(SEAL)

STATE OF Tennessee County of Wilson

I, the undersigned Notary Public, for the County of Davidson, and the State of Tennessee, do hereby certify thatRobert David Dozier personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st of July, 2014.



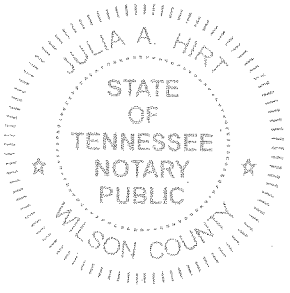
Notary Public
My Commission Expires: ~~9.9.2014~~ 10.5.2015

(SEAL)

STATE OF Tennessee County of Wilson

I, the undersigned Notary Public, for the County of Davidson, and the State of Tennessee, do hereby certify that Steven Lee Dozier personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st of July, 2014.



Notary Public
My Commission Expires: ~~9.9.2014~~ 10.5.2015

(SEAL)

File Number: MTJ-140312

STATE OF Tennessee County of Wilson

I, the undersigned Notary Public, for the County of Davidson, and the State of Tennessee, do hereby certify that Pamela Ann Dozier personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st of July, 2014.

Notary Public
My Commission Expires: ~~9.9.2014~~ 10.5.2015

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

File Number: MTJ-140312