Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Affiant

Subscribed and sworn to before me, this 12th day of August, 2014.

Notary Public
My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

04-1407-55175

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph Bailey	Pinnacle Bank	150-07-0-174.00
3112 Country Meadow Rd.	150 3rd Avenue South, Ste. 900	
Antioch TN 37013	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nicholas P. Truan and Tamera J. Truan, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joseph Bailey, hereinafter called the Grantees, their successors 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. 217, on the Plan of Section Five, The Country, of record in Book 5200, Pages 271 and 272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas P. Truan and Tamera J. Truan, husband and wife by deed from Jackie Charlton and wife, Margaret Ann Charlton, dated June 1, 2009, recorded June 3, 2009, of record in Instrument No. 20090603-0050999, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3112 Country Meadow Rd., Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20140060523 DEEDWARR
Recvd: 08/18/14 08:08 2 pgs
Fees:13.00 Taxes:554.63
20140818-0074264

WITNESS my hand this 12th day of August, 2014.

Nicholas P. Truan

Tamera J. Truan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicholas P. Truan and Tamera J. Truan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 12th day of August, 2014.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

