Warranty Deed

BILL GARRETT, Davidson County
Trans:T20140062145 DEEDWARR
Recvd: 08/21/14 16:17 2 pgs
Fees:13.00 Taxes:1295.00
20140821-0076506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2014.

Notary Public

My commission expires:

GREG FARRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sarah Lane Conger	U.S. Bank National Assoc.	
2310 10th Ave. S.	9321 Olive Blvd	10513038000
Nashville, TN 37204	St. Louis MO 63132	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CORTNEY K. BAILEY AND RYAN T. BAILEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH LANE CONGER, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of a lot marked "Jacob Schmidt 9 Acres" on the Plan of W.L.B. Lawrence Plan of record in Plat Book 21, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a stake in the east margin of 10th Ave South, which is 100 feet north of the northeast corner of 10th Avenue South and Caruthers Avenue; thence running at right angles and parallel with Caruthers Avenue, easterly 140 feet to a dead line; thence northerly along said dead line, and parallel to 10th Avenue South, 50 feet to a point; thence westerly and parallel with Caruthers Avenue, 140 feet to the east margin of 10th Avenue South; thence southerly along said east margin of 10th Avenue South, 50 feet to the beginning.

Being the same property conveyed to Courtney K. Bailey and Ryan T. Bailey, wife and husband, by deed from Stephen Eugene McClaurine of record in Instrument No. 20100624-0049306 Register's Office for Davidson County, Tennessee, dated June 22, 2010 and recorded on June 24, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2310 10th Ave. S., Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of August, 2014.

C Bailey
Cortney K. Bailey

Ryan T Bailey by C Bailey AIF
Ryan T. Bailey by Cortney K. Bailey, Attorney In Fact
his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cortney K. Bailey, individually and as attorney in fact for Ryan T. Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of August, 2014.

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

Notary Public