WARRANTY DEED

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Melissa M. Bailey,	Same	155 03 0A 017.00
(NAME)	(NAME)	
8144 Poplar Creek Road	Same	
(ADDRESS)	(ADDRESS)	
Nashville 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Three Thousand Nine Hundred Fifty And No/100 Dollars ($173,950.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew Rein and wife, Katherine Rein**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Melissa M. Bailey,** ~~married~~, 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. 2 on the Plan of Section 1, Rolling River Estates, as of record in Plat Book 4860, page 27, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Andrew Rein and wife, Katherine Rein by Warranty Deed from Kathy Lee Thomas, a single woman and Debra Ann Coffey, a single woman dated March 17, 2005 of record in Instrument No. 20050330-0034170, Register's Office for Davidson County, Tennessee.

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 8144 Poplar Creek Road, Nashville, TN 37221

File Number: MFR-140772

BILL GARRETT, Davidson County
Trans:T20140063580 DEEDWARR
Recvd: 08/27/14 13:49 2 pgs
Fees:13.00 Taxes:643.62
20140827-0078255

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 ~~30th~~ 31st day of July, 2014.

Andrew Rein

Andrew Rein

Katherine Rein

Katherine Rein

STATE OF Texas

County OF Denton

I, HAN NGUYEN, a Notary Public for the County of Denton and State of Texas, do hereby certify that Andrew Rein and wife, Katherine Rein personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the ~~30th~~ 31st of July, 2014.

Notary Public

My Commission Expires: 8-17-18

(SEAL)

HAN NGUYEN
My Commission Expires
August 17, 2018

File Number: MFR-140772