WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140081423 DEEDWARR
Recvd: 10/29/14 09:26 2 pgs
Fees: 13.00 Taxes: 1609.50
20141029-0099675

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$435,000.00**

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2014.

Tracey Perry
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph W. Jessie	New Owner	**Map 160-6**
(NAME)	(NAME)	
817 Forest Hills Drive		**Parcel 14.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	,	
(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, **WAYNE E. BAY AND NANCY L. BAY, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH W. JESSIE,** 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. 222 on the Plan of Section One, Oak Hill Estates, of record in Plat Book 3700, pages 118, 119 & 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wayne E. Bay and wife, Nancy L. Bay by Warranty Deed from R. Carey Goff, Nancy G. Frith and Kathryn G. Brinton, of record on August 24, 2005 as Instrument No. 20050624-0072901, Register's Office for Davidson County, Tennessee. Reda C. Goff died January 23, 2000 and Martha A. Goff died February 23, 2005. The Last Will and Testament for Martha A. Goff devised the property to R. Carey Goff, Nancy G. Frith and Kathryn G. Brinton, of record in Probate Docket #05P435, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 370, pages 118,119, & 120, said Register's Office; and (c) Restrictive covenants contained in Book 4122, page 739, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **817 Forest Hills Drive, Nashville, TN 37220**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 24th day of October, 2014.

Wayne E. Bay,
By Robert L. Scruggs, Atty in Fact

Wayne E. Bay
By: Robert L. Scruggs, Attorney in Fact

Nancy L. Bay,
By Robert L. Scruggs, Atty in Fact

Nancy L. Bay
By: Robert L. Scruggs, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **24th day of October, 2014**, before me personally appeared, **Robert L. Scruggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Wayne E. Bay and Nancy L. Bay** and acknowledged that he executed the same as the free act and deed on behalf of **Wayne E. Bay and Nancy L. Bay.**

Witness my hand and official seal at Nashville, Tennessee this 24th day of October, 2014.

Commission expires:

MELODY M. JENKINS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2016

Notary Public