Prepared by:
Record and Return to:
Chapman & Rosenthal Title, inc
2002 Richard Jones Rd., Ste. [illegible]
Nashville, TN 37215

NEW OWNER:

Robert J Bailey
Theresa Ann Bailey
4109 Kinley Court
Nashville, TN 37221

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-1087

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20150000903 DEEDWARR
Recvd: 01/06/15 08:46 3 pgs
Fees: 18.00 Taxes: 734.45
20150106-0001114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Eight Thousand Five Hundred and 00/100 Dollars** ($198,500.00) cash in hand paid, the receipt of which is hereby acknowledged, **ABIGAIL HARRIS, VICTORIA NELSON YOUNG, HAYLEY NELSON AND LILLIAN NELSON** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **ROBERT J. BAILEY AND THERESA ANN BAILEY, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Riverbridge Phase 2, Section 1 of record in Plat Instrument No. 20090205-0009854, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vicki D. Behling, an unmarried woman by Warranty deed from Beazer Homes Corp., Tennessee corporation of record in Instrument No. 20110629-0049517 Register's Office for Davidson County, Tennessee, dated 6/24/2011 and recorded on 6/29/2011. The said Vicki D. Behling having since died 9/10/2014 Docket # 14P1690 Probate Court, Davidson County, Tennessee, leaving Abigail Harris, Victoria Nelson Young, Lilian Nelson and Hayley Nelson as heirs at law.

This is IMPROVED property known as 4109 Kinley Court, Nashville, Tennessee 37221.

THE PROPERTY has not been the residence of the grantor(s), their spouse(s), or issue.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this **31st** day of **December, 2014**.

ABIGAIL HARRIS, Executrix

ABIGAIL HARRIS, Individually

VICTORIA NELSON ~~YOUNG~~

HAYLEY NELSON

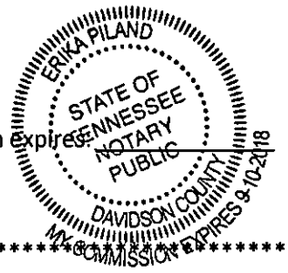
LILLIAN NELSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ABIGAIL HARRIS, VICTORIA NELSON ~~XXXXXX~~ HAYLEY NELSON AND LILLIAN NELSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office **31st** day of **December, 2014**.



Erika Piland

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is $ **198,500.00** .

AFFIANT

Sworn to and subscribed to before me **31st** day of **December, 2014**.

J Anderson

NOTARY PUBLIC

My commission expires: 9/10/18

