BILL GARRETT, Davidson County
Trans:T20150028216 DEEDWARR
Recvd: 04/15/15 10:42 2 pgs
Fees:13.00 Taxes:721.50
20150415-0033214

RECORD AND RETURN TO;

Marsh [illegible] Title & Escrow
118 Second Avenue South
Lewisburg, TN 37091

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER I $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2015

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 11-3-15

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY, INC., 404 BNA DR, STE 307, NASHVILLE, TN 37217 15NT00146

ADDRESS OF NEW OWNER AS FOLLOWS:
Abigail Bailey
634 Belgium Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Abigail Bailey
634 Belgium Drive
Hermitage, TN 37076

MAP-PARCEL NUMBERS
075120A17300CO

FOR AND IN 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,
James D. McDermott, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Abigail J. Bailey, an unmarried woman**

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. 31 ON THE PLAN OF GREER MEADOWS AT GREER MEADOWS AT CEDAR CREEK, FIRST REVISION, SECTION THREE, PHASE II, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NUMBER 20040407-0039587, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMES D. MCDERMOTT, AN UNMARRIED MAN, NOW MARRIED BY WARRANTY DEED FROM CAPITOL HOMES, INC. AS RECORDED 8-26-05 AS INSTRUMENT NO. 20050826-0102533.

Elizabeth McDermott is the spouse of James D. McDermott.

Subject to all matters shown on plat of record as Instrument No. 20040407-0039587 in the Register's Office for DAVIDSON County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions and By-laws of record by Instrument No. 200206060069062, Register's Office for Davidson County, Tennessee.

Subject to Stormwater Detention Agreement of record by Instrument No. 200012050119474, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as **634 BELGIUM DR., HERMITAGE, TN 37076.**

3-31-15
James D. McDermott

3-31-15
Elizabeth McDermott

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. McDermott and Elizabeth McDermott the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of March, 2015.

Commission Expires: 7-24-18

Notary Public

Dellena Lawhorn
State of Tennessee
Notary Public
Davidson County