BILL GARRETT, Davidson County
Trans:T20150033161 DEEDWARR
Recvd: 05/01/15 08:41 2 pgs
Fees:13.00 Taxes:799.20
20150501-0039131

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Preston K. & Alysse N. Bailey
3132 Edgemont Drive
Nashville, TN 37214

SEND TAX BILL TO:
Pinnacle Bank
150 3rd Avenue South, Suite 900
Nashville, TN 37201

MAP/PARCEL 08507004400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jessica M. Brown and wife, Justin M. Brown,** has this day bargained and sold, and does hereby transfer and convey unto **Preston K. Bailey and Alysse N. Bailey, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Section Four Stanford Country Club Estates of record in Plat Book 2900, Page 83 & 84, 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 Jessica M. Brown and spouse, Justin M. Brown by Warranty deed from Kristin E. Singley, married, of record in Instrument No. 20130731-0079937 Register's Office for Davidson County, Tennessee, dated July 29, 2013 and recorded on July 31, 2013.

This is improved property known as: **3132 Edgemont Drive, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2900, page 83, and restrictions in Book 3066, page 219, amended in Book 3127, Page 370, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of April, 2015.

Jessica M Brown

Jessica M. Brown

Justin M. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jessica M. Brown and Justin M. Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of April, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Robertson

The actual value or consideration, whichever is greater, for this transfer is $216,000.00.

Alicia Seagraves
AFFIANT

Subscribed and sworn to before me this the 28th day of April, 2015.

NOTARY PUBLIC

PAM STOCKLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

My Commission Expires: 7-18-17

File No: 158281