WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/19/15 10:43 2 pgs
Fees:13.00 Taxes:559.94
20150519-0045976

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $151,335.00.

Affiant

Subscribed and sworn to before me this 15th day of May, 2015.

Notary Public
My Commission expires: 8/3/18
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Latoya N. Bailey	SWBC Mortgage Corporation	150-16-OB-016.00
5733 Tru Long Drive	213 Overlook Circle, Ste. A-4	
Antioch, TN 37013	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roella McKnight and Christopher Dixon,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Latoya N. Bailey, a single woman,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 16, on the Final Plat, Tru-Long Acres, as shown by plat appearing of record in Instrument Number 20040702-0079028, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Roella McKnight, a single woman from Thoroughbred Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed on December 30, 2005, of record in Instrument Number 20060105-0001498, Register's Office for Davidson County, Tennessee.

Christopher Dixon joins in this conveyance to convey any and all interest that he may have in the said property, particularly any marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20040702-0079028, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20040818-0100034 and 20041209-0146798, Register's Office for Davidson County, Tennessee.
- Charter of Tru-Long Acres Homeowner's Association of record in Instrument Number 20040818-0100033, Register's Office for Davidson County, Tennessee.
- By-Laws of Tru-Long Acres Homeowner's Association of record in Instrument Number 20040818-0100034, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Tru-Long Acres Homeowner's Association for common area of record in Instrument Number 20040827-0103988, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20040317-0030287 and 20050916-0111525, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5733 Tru Long Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 15, 2015.

Roella McKnight

Christopher Dixon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roella McKnight and Christopher Dixon** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 15, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY