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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054021**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,500.00. Affiant Subscribed and sworn to before me, this 5th day of June, 2015. Notary Public My Commission Expires: My Commission Expires NOV. 3, 2015

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20150044906 DEEDWARR
Recvd: 06/08/15 13:46 2 pgs
Fees:13.00 Taxes:1019.35
20150608-0053557

30ND BOX 10-A

WARRANTY DEED

Address New Owner: Thomas Bailey and Margaret Bailey 445 BELLINGRATH DR Nashville TN 37211-4501	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14702012000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin Searcy and Mary Ella Searcy, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas Bailey and Margaret Bailey, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. 154 on the Plan of Abbay Hall, Section II, of record Plat Book 2331, Page 38, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed by Warranty Deed from Peter L. McClain, Jr. and Sarah McClain, husband and wife to Benjamin Searcy and Mary Ella Searcy, husband and wife, as recorded on the 17th day of December, 2014 in Instrument No. 20141217-0115236 and Warranty Deed from Darren Coffing, married to Peter Livingston McClain Jr., unmarried, as recorded on the 1st day of August, 2012 in Instrument No. 20120801-0067723, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF ABBAY HALL, SECTION II, as recorded in Plat Book 2331, Page(s) 38.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 445 BELLINGRATH DR Nashville TN 37211-4501

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2015.

Benjamin Searcy by Mary Ella Searcy
Benjamin Searcy by Mary Ella Searcy, his Attorney-in-Fact

Mary Ella Searcy
Mary Ella Searcy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ella Searcy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Benjamin Searcy, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of June, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018