NEW OWNER:

Alysse Gafkjen
Dante A. Schwebel
904 Drummond Drive
Nashville, TN 37211

SEND TAX BILLS TO:

Avenue Bank
3823 Legion Ave
Nashville, TN 37215

Map 119 Group 12-0 Parcel 135.00

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 15-0835

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150074658 DEEDWARR
Recvd: 09/02/15 08:22 2 pgs
Fees:13.00 Taxes:499.50
20150902-0089092

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Five Thousand and 00/100 Dollars** ($**135,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **RUBY D. BAILEY, WIDOWED** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ALYSSE GAFKJEN AND DANTE A. SCHWEBEL, WIFE AND HUSBAND** ("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. 163, on the Plan of Battlewood, Section Two, as shown on plat of record in Plat Book 1835, Page 95 and 96, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Erskin Robert Bailey and wife, Ruby D. Bailey, by Warranty Deed from Nashville Union Mission, Inc., dated March 17, 2000, and of record in Instrument No. 20000320-0028240, Register's Office for Davidson County, Tennessee. Certificate of Death, State of Tennessee, Office of Vital Records, No. 1107069, filed for public record December 8, 2001, for Erskin Robert Bailey now deceased, having died on December 2, 2011, Ruby D. Bailey having remained married to Erskin Robert Bailey without intervening divorce or legal separation from the time of acquisition of the property herein, thereby vesting title in Ruby D. Bailey as surviving tenant by the entirety.

This is IMPROVED property known as 904 Drummond Drive, Nashville, Tennessee 37211.

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.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor 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, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 28th day of **August, 2015**.

Ruby D. Bailey

RUBY D. BAILEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RUBY D. BAILEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of **August, 2015**.

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **135,000.00**

AFFIANT

Sworn to and subscribed to before me this 28th day of **August, 2015**.

NOTARY PUBLIC

My commission expires: 10/8/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY