WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150082982 DEEDWARR
Recvd: 09/30/15 08:40 2 pgs
Fees:13.00 Taxes:943.13
20150930-0099049

G-RP-15-1310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00.

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jack L. Bailey, Jr.	**New Owner**	
(NAME) **1310 Newman Avenue**	(NAME)	**061-15-373.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **STEADY GRACE LLC, A TENNESSEE LIMITED LLIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JACK L. BAILEY, JR., A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 50.0 feet of the Westerly 150.0 feet of Lot No. 272 and the Easterly 50.0 feet of the Westerly 150.0 feet of the Northerly part of Lot No. 271, on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot Nos. 272 and 271 front 50.0 feet on the Southerly margin of Newman Avenue and extends back between parallel lines, 50.0 feet to a dead line.

Being the same property conveyed by Warranty Deed from James W. Guy, a married man and Melisa L. Guy, an unmarried woman to Steady Grace, LLC, a Tennessee Limited Liability Company, as recorded on the 7th day of July, 2015 in Instrument No. 20150707-0065871 and Warranty Deed from Jennifer L. Anderson and husband, Michael G. Anderson to James W. Guy and wife, Melissa L. Guy, as recorded on the 1st day of April, 1999 in Deed Book 11412, Page 95, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INGLEWOOD PLACE, as recorded in Plat Book 332, Page(s) 101, Register's Office for Davidson County, Tennessee.
- Charter of Steady Grace, LLC recorded at Instrument No. 20140722-0065171.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1310 Newman Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this the 29th DAY OF SEPTEMBER, 2015.

Steady Grace LLC, a Tennessee Limited Lliability Company

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of STEADY GRACE LLC, A TENNESSEE LIMITED LLIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of September, 2015.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212