THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095302** BILL GARRETT, Davidson County Trans:T20150086740 DEEDWARR Recvd: 10/12/15 13:59 2 pgs Fees:13.00 Taxes:1072.63 20151012-0103665	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $289,900.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2015. Notary Public My Commission Expires: MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

WARRANTY DEED

Address New Owner: Rebecca M. Bailey 859 SUMMERLY DR Nashville TN 37209-4220	Send Tax Bills To: Renasant Bank 2001 Park Place North, Ste 650 Birmingham, AL 35203	Tax Information: Tax Parcel ID No. 102-12-9.00

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, **Charles A. Ransom Jr. and Kamber Ransom, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Rebecca Marie Bailey, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 118, on the Plan of Horton Heights, Section 5, of record in Book 1835, Page 130, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles A. Ransom, Jr. and wife, Kamber Ransom by Warranty Deed from Turlington P. Seay, married, recorded on the 5th day of October, 2007 in Instrument No. 20071005-0118953, 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 HORTON HEIGHTS, SECTION 5, as recorded in Plat Book 1835, Page(s) 130.

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

This is improved property located at 859 SUMMERLY DR Nashville TN 37209-4220

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 7th day of October, 2015.

Charles A. Ransom Jr. Kamber Ransom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles A. Ransom Jr. and Kamber Ransom, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018