BILL GARRETT, Davidson County
Trans:T20150093532 DEEDWARR
Recvd: 11/03/15 10:04 2 pgs
Fees:13.00 Taxes:1076.70
20151103-0111745

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1520

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00

Emily Jones
Affiant

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF October, 2015

Tracey Perry
Notary Public
Commission Expires: 1-8-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Martin Kaufman 6701 Cold Stream Dr. Nashville, TN 37221	Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201	155-03-0D-062.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Charles J. Bailey and Diane Louise Webb, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martin Kaufman and Allison Kaufman, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 62 on the Plan of Section 1, Allens Green, of record in Book 7900, Page 632, 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 J. Bailey and Diane Louise Webb, husband and wife, by Quitclaim Deed from Diane Louise Webb, married, dated 3/9/13 and recorded 3/18/13 in Instrument Number 20130318-0026391; and the same property previously conveyed to Diane Louise Webb by Quitclaim Deed from Charles James Bailey, dated 3/26/08 and recorded 5/9/08 in Instrument Number 20080509-0048233; and previously conveyed to Charles James Bailey and wife, Diane Louise Webb by Warranty Deed from Zaring Homes, Inc., dated 5/26/95 and recorded 5/26/95 in Book 9683, Page 161, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6701 Cold Stream Dr., Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30 day of OCT, 2015.

Charles J. Bailey

Diane Louise Webb

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles J. Bailey and Diane Louise Webb** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30 day of OCT, 2015.

Notary Public
My Commission Expires: 1-18-2016

(Notary Seal)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016