PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

WARRANTY DEED

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~271,955.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF JANUARY, 2016.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tara N. Bailey	F&M BANK	085 14 0A 018.00
(NAME)	(NAME)	
528 Rivercrest Cove	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-One Thousand Nine Hundred Fifty-Five And No/100 Dollars ($271,955.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **John M. Nauman and wife, Marilyn M. Nauman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tara N. Bailey, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 18, on the plan of First Revision, River Crest, of record in Plat Book 9700, Page 465, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John M. Nauman and wife, Marilyn M. Nauman by Warranty Deed from Frank Batson Homes, Inc. dated September 18, 1998 and recorded September 23, 1998 in Book 11123, Page 950, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 528 Rivercrest Cove, Nashville, TN 37214

File Number: FRN-156036SSO

BILL GARRETT, Davidson County
Trans:T20160006809 DEEDWARR
Recvd: 01/26/16 13:52 2 pgs
Fees:13.00 Taxes:1006.23
20160126-0007493

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 22nd day of January, 2016.

John M. Nauman

Marilyn M. Nauman

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. John M. Nauman and wife, Marilyn M. Nauman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of January, 2016.

Notary Public

My Commission Expires: 10.9.2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: FRN-156036SSO