Davidson County DEEDWARR
Recvd: 03/15/16 11:38 3 pgs
Fees:18.00 Taxes:998.63
20160315-0024471

WARRANTY DEED

2016-417

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of March, 2016.

(Affix Seal) Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dennis Shannon Mann and Donna Denise Mann 4937 John Hager Road Hermitage, TN 37076	Iberiabank d/b/a Iberiabank Mortgage 12719 Cantrell Road Little Rock AR 72223	097.06-0A-026.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Chris Bailie and wife, Vickie Bailie**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Dennis Shannon Mann and wife, Donna Denise Mann**, 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:

The land with all the buildings and improvements thereon, situated at 4937 John Hager Road, Town of Hermitage, Davidson County, State of Tennessee, said premises being further described as follows:

Lot No. 81 of the Plan First Revision, The Peninsula, Phase One being recorded in Plat Book 9700, page 8, Register's Office of Davidson, County, TN, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Chris Bailie and Vicki Bailie from Robert Booker and Pamela R. Booker by Warranty Deed dated June 21, 2013 and recorded June 26, 2013 in Instrument Number 201306260065762, Register's Office for Davidson, Tennessee.

( ) unimproved
This is (X) improved property know as 4937 John Hager Road, Hermitage, TN 37076.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 14th day of March, 2016

Chris Bailie

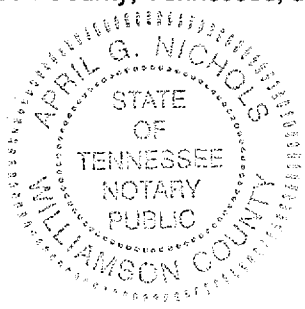
Vickie Bailie

State of Tennessee
County of Williamson

Personally appeared before me, April G.Nichols a Notary Public in and for said County and State, the within named Chris Bailie and Vickie Bailie, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that their executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 14th day of March, 2016.

Notary Public
My Commission Expires: 6-30-2019



True Copy Certification

I, April G. Nichols, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

April G. Nichols
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Destiny S. Holmes a notary public for this county and state, APRIL G. NICHOLS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Destiny S. Holmes
Notary's Signature

My Commission Expires: 07.02.2018
Notary' Seal (if on paper)

DESTINY S HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY