GSRM
B0144

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BILL GARRETT, Davidson County
Trans:T20160026703 DEEDWARR
Recvd: 04/01/16 16:09 2 pgs
Fees:13.00 Taxes:2627.00
20160401-0031334

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $710,000.00. Affiant Subscribed and sworn to before me, this 1st day of April, 2016. Notary Public My Commission Expires: 10-14-2019

DONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows: Sallie W. Bailey 30 Foxhall Close Nashville, TN 37215-1863	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 117 09 0A 030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARA DENBO JAMES, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SALLIE W. BAILEY, a married woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Foxhall Close as of record in Plat Book 4860, Page 46 and amended by Book 5005, Page 136, Book 5380, Page 122 and Book 5839, Page 610, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sara Denbo James, by deed from James Walton Lipscomb, III and James Walton Lipscomb, III, Trustee of the Mary Evelyn W. Lipscomb Family Trust, of record in Instrument No. 20110818-0063966, dated August 16, 2011, said Register's Office.

Forrest H. James joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Sara Denbo James.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as

and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 4860, page 46, as amended in Book 5005, page 136, Book 5380, page 122, and Book 5839, page 610, said Register's Office.

3. Declaration of Restrictions on Foxhall Close, a Planned Residential Subdivision of record in Book 4954, page 586, as amended in Book 5875, page 873 and Instrument No. 20150226-0016797, said Register's Office.

4. By-Laws as set out in the Charter of FoxHall Close Co-Operative Corporation of record in Book 5147, page 813, said Register's Office.

5. Water Main Easement as set out in the Deed of Conveyance of record in Book 5016, page 553, said Register's Office.

6. Sanitary Sewer Easement as set out in the Deed of Conveyance of record in Book 5016, page 577, said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6897, page 51, said Register's Office.

8. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **30 Foxhall Close, Nashville, TN 37215-1863**.

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is 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 further covenants and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1st day of April, 2016.

Sara Denbo James

Forrest H. James

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara Denbo James and Forrest H. James, the within named bargainor, 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 1st day of April, 2016

(Seal)

Notary Public

My Commission Expires: [illegible]

GEORGE V. CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 19, 2019

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