BILL GARRETT, Davidson County
Trans:T20160032141 DEEDWARR
Recvd: 04/19/16 15:10 3 pgs
Fees:18.00 Taxes:773.30
20160419-0037925

WARRANTY DEED

THIS INDENTURE, made and entered into this ~~22nd~~ 15th day of **April, 2016**, by and between **Shelby Holdings, LLC, a Tennessee Limited Liability Company,** hereinafter called Grantors, and Kyler H. Bailey and Mallory J. Bailey husband and wife hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the City of **Nashville**, County of Davidson State of **Tennessee,** to wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee:

and any building lines, restrictions and easements of record including, but not limited to: **Instrument No 20010515-0049954 and corrected at Instrument No 20011214-0138239, Surveyors Certificate of Correction at Instrument No 20011214-0138239, Easements at Instrument No 20001018-0103445 amended at 20010522-0052909 and Rerecorded at Instrument No 20020214-0019754, Supplement at 20020219-0021061, Charter at Instrument No 20001020-0104424, By Laws at Instrument No 20001020-0104424 and Amended at Instrument No 20150220-0614706, all in said Register's Office, and except for 2016 Shelby County Taxes not yet due and payable.**

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Shelby Holdings, LLC

BY:_____

Ewell D. Miller as Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned notary public of the State and County mentioned, personally appeared Ewell D. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of Shelby Holdings, LLC, the within named bargainor, a Limited Liability Company, and that as such Authorized Signatory executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Signatory.

WITNESS my hand and notarial seal at office this ~~22nd~~ 15th day of **April, 2016**.

My commission expires:

Monica Chamness
Notary Public

Monica Chamness
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 03/19/2019

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is **209,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jessica Phipps
Affiant

Subscribed and sworn to before me this the ~~22nd~~ 15th day of **April, 2016**.

Brian D. Mitchell
Notary Public

My Commission Expires:

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

Owner's Name and Mailing Address:
Mallory Bailey and Kyler Bailey
8232 Boone Trace
Nashville, TN 37221

Property Address:
8232 Boone Trace
Nashville, TN 37221

Person responsible for the payment of taxes:
Mallory Bailey and Kyler Bailey
8232 Boone Trace
Nashville, TN 37221

Prepared by:
and Return to: CloseTRAK, LLC
8046 N. Brother Blvd., Suite 103
Bartlett, TN 38133

EXHIBIT "A"

Lot Number 126, Lexington Point Subdivision, as shown on plat of record in Instrument No 20010575-0049954 Corrected at Instrument No 20011214-0138239, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor herein as shown in Trustee's Deed of record at Instrument No 20150831-0087922, all in said Register's Office.

Parcel Number: 126-15-013-232.0