BILL GARRETT, Davidson County
Trans:T20160035011 DEEDWARR
Recvd: 04/28/16 10:19 2 pgs
Fees:13.00 Taxes:1442.63
20160428-0041410

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Lillard Ray Bailey
1117 Cleveland Hall Blvd.
Old Hickory, TN 37138

MORTGAGEE
Pinnacle Bank
150 3rd Avenue South, Ste. 900
Nashville, TN 37201

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 063 04 0A
PARCEL 076.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Eastland Construction, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lillard Ray Bailey and wife, Martha J. Bailey,** 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. 3, on the Final Plat of Cleveland Hall Subdivision, Phase Five, a Planned Unit Development, of record in Instrument No. 20120809-0071180, 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 Eastland Construction, Inc., by Quitclaim Deed from Infinity Homes, Inc., a Tennessee corporation, dated March 15, 2016, of record in Instrument Number 20160317-0025352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Book 11725, Page 76, amended in Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20080208-0013290, Instrument No. 20081014-0103112 and in Instrument No. 20120912-0082762; By-Laws of record in Book 11725, Page 76; Charter of Cleveland Hall Homeowners' Association, Inc., of record in Book 11725, Page 70; Grant of Permanent Drainage Easement of record in Book 5763, Page 287; Grant of Easement for Ingress and Egress and Public Utilities of record in Book 7844, Page 249; Grant of Easement for Drainage and Construction of record in Book 7844, Page 268; Grant of Easement for Public Utilities and Drainage of record in Book 7844, Page 262 and Page 272; Grant of Easement for Water Line to a Water Tank of record in Book 7994, Page 167; Deed of Highway Easement from the Nashville and Eastern Railroad Authority of record in Book 8068, Page 524; Storm water Detention Agreement of record in Instrument No. 20041115-0136615 and in Instrument No. 20060906-0110130; Grant of Easement conveyed Bellsouth Telecommunications, Inc., of record in Book 11720, Page 325; Conveyance of Common Area to Cleveland Hall Homeowners Association, Inc., of record in Instrument No. 20130816-0086466; easements, covenants conditions and all matters and notes as shown on the Plans of record in Instrument No. 20120809-0071180, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1117 Cleveland Hall Blvd. Old Hickory, TN 37138.**

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, 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 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 April, 2016.

Eastland Construction, Inc.
By: Bobby Eastland, Jr., President

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby Eastland, Jr. as President, respectively, of Eastland Construction, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that Bobby Eastland, Jr. is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 22nd day of April, 2016.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $389,900.00.

Martha J. Earles
AFFIANT

Subscribed and sworn to before me this 22nd day of April, 2016.

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1.7.20