BILL GARRETT, Davidson County
Trans:T20160036600 DEEDWARR
Recvd: 05/03/16 12:06 2 pgs
Fees:13.00 Taxes:647.50
20160503-0043465

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $175,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of April, 2016.

NOTARY PUBLIC

My commission expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John Bailey and Mary J. Irby	SAME AS NEW OWNER	043-14-0-034.01
(NAME)	(NAME)	
2100 Maynard Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Lorenzo Formato, III, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **John Bailey and Mary J. Irby**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land situated in the Eleventh Civil District of Davidson County, Tennessee described as follows:

Beginning at a point in the Southern Margin of New Larkin Springs Road, now known as Old Hickory Boulevard, 3,462.5 feet more or less East of the Easterly margin of Gallatin Road, at the common corner of a tract of 3.2 acres and a tract of 4.0 acres, more or less; thence with the line between said tract, Southerly 150.0 feet; thence Easterly, parallel to the South margin of Old Hickory Boulevard 50.0 feet; thence Northerly parallel to the West line, 150 feet to the South margin of Old Hickory Boulevard; thence with the margin of the same, westerly 50 feet to the point of beginning.

Being the same property conveyed to LOREZNO FORMATO III, MARRIED AND CHRISTIAN JOHN FORMATO, UNMARRIED AS TENANTS IN COMMON, by deed from JACK JUNIOR DAVIS, of record in Instrument No. 20130502-0044403, dated April 29, 2013, said Register's Office. Being further conveyed to LORENZO FORMATO, III, by Quitclaim Deed from CHRISTIAN JOHN FORMATO, of record in Instrument No. 20141119-0106641, dated November 3, 2014, said Register's Office.

This property is __unimproved _X_improved property known as: 600 Old Hickory Boulevard East, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of April, 2016.

Lorenzo Formato, III

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lorenzo Formato, III, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of April, 2016.

Notary Public
My Commission Expires: 3-2718

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122