

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Marlene Mitchell
Affiant

Subscribed and sworn to before me, this the 16th day of May, 2016.

Karen McCalla
Notary Public

My commission expires: March 23, 2019

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20160040762 DEEDWARR
Recvd: 05/16/16 14:00 2 pgs
Fees:13.00 Taxes:277.50
20160516-0048653

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Donnie L. Bailey	New Owner	**078-021.00**
P.O. Box 330212	P.O. Box 330212	
Nashville, TN 37203	Nashville, TN 37203	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Donald Dorman and wife, Laurel Davis Dorman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donnie L. Bailey, a single man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, being Tract No. 15 as shown on a survey made by Southern Land Surveying Company, Inc., dated December 2, 1967, and described as follows:

Beginning on the southeasterly margin of Tidwell Hollow Road at the northwest corner of the property conveyed to John L. Ragsdale and wife, by deed from Joe W. Collier and wife, of record in Book 4513, Page 308, Register's Office for Davidson County, Tennessee; thence S 40 deg. 31' E 1,350.92 feet; thence N 24 deg. 18' 30" E 190.94 feet; thence N 40 deg. 31' W 1,269.70 feet to the southeasterly margin of Tidwell Hollow Road; thence with the same S 40 deg. 20' W 172.8 feet to the beginning, containing 5.20 acres, more or less.

Being the same property conveyed to William Donald Dorman and wife, Laurel Davis Dorman by Warranty Deed from Mary Melinda Clark, unmarried, as to an undivided one-half (1/2) interest, and Janice Ann Bell, unmarried, as to an undivided one-half (1/2) interest, of record in Instrument No. 20150804-0077204, Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 4, 2015.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (____) unimproved (__x__) property known as 5304 Tidwell Hollow Rd., Nashville, TN 37218-4027.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF May 16, 2016:

William Donald Dorman

Laurel Davis Dorman

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, William Donald Dorman and Laurel Davis Dorman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 16th day of May, 2016.

My Commission Expires: 6.26.16

Notary Public

20161241R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY