WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

G-KW-16-528-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebecca Hallisey	PINNACLE BANK	
(NAME) **528 Brewer Drive**	(NAME) 150 3RD AVENUE SOUTH SUITE 900	**161-03-0-018.00**
(ADDRESS) **Nashville, TN 37211-5311**	(ADDRESS) NASHVILLE, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **IAN A. BAILEY AND WIFE, SHELLY BAILEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA HALLISEY, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 on the Plan of Wilkerson Heights of record in Plat Book 2900, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ian A. Bailey and wife, Shelly Bailey by Warranty deed from Susan Waggoner, as devisee under the Last will and Testament of Patricia McNinch of record in Instrument No. 20140530-0046775 Register's Office for Davidson County, Tennessee, dated May 24, 2014 and recorded on May 30, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 63, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **528 Brewer Drive , Nashville, Tennessee 37211-5311**.

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.

BILL GARRETT, Davidson County
Trans:T20160049087 DEEDWARR
Recvd: 06/09/16 15:21 2 pgs
Fees:13.00 Taxes:980.50
20160609-0058616

Witness my/our hand(s) this the 6th DAY OF JUNE, 2016.

Ian A. Bailey

Shelly Bailey

STATE OF KS

COUNTY OF Butler

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

Witness my hand and official seal, this the 6th of June, 2016.

Tracie Dean
Notary Public
My Commission Expires: 11/29/2019
(SEAL)

TRACIE DEAN
My Appointment Expires
November 29, 2019

STATE OF ~~TENNESSEE~~ KS
COUNTY OF ~~DAVIDSON~~ Butler

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

Witness my hand and official seal, this the 6th of June, 2016.

Tracie Dean
Notary Public
My Commission Expires: 11/29/2019
(SEAL)

TRACIE DEAN
My Appointment Expires
November 29, 2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212