WARRANTY DEED

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $71,000.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 30th day of June, 2016

Julie Coone
Notary Public
My Commission expires: 5-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Devan McClish	SAME	071-12-0-181.00
8001 Anna Court		
Greenbrier, TN 37073		

Davidson County DEEDWARR
Recvd: 06/30/16 12:10 2 pgs
Fees:13.00 Taxes:262.70
20160630-0066961

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tyrone L. Bailey**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Devan McClish**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lots 80 and 81 on the Map of Victory Heights of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, and described according to a survey made by James A. Hamilton, Jr., on September 6, 1947.

Beginning at a point in the Northerly margin Oneida Avenue at the common corner of Lot Nos., 80 and 81; thence Northerly 148.5 feet, more or less, to a point in the Southerly margin of Lots 72 and 71, 60 feet, more or less, to a point 13 feet, more or less, West of the common corner of Lot Nos. 81 and 82; thence Southerly 161 feet, more or less, to a point with the Northerly margin of the same, Westerly 60 feet, more or less, to a point of beginning.

Being the same property conveyed to Tyrone L. Bailey from Julie a. Warren-Holt, unmarried, and Wanda Robertson by Warranty Deed on May 20, 1998, of record in Book 10946, Page 41, Register's Office for Davidson County, Tennessee. Further conveyed to Tyrone L. Bailey and Vurlonda L. Hewitt Bailey, husband and wife, from Tyrone L. Bailey, a now married man by QuitClaim Deed on March 4, 2004, of record in Instrument Number 20040311-0028369, Register's Office for Davidson County, Tennessee. Further conveyed to Tyrone L. Bailey from Vurlonda Louise Bailey aka Vurlonda L. Hewitt Bailey by QuitClaim Deed on October 31, 2012, of record in Instrument Number 20121102-0100884, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $928.05 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 071-12-0-181.00, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

This is improved property known as: 713 Oneida Avenue, Nashville, TN 37207

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, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 22, 2016.

Tyrone L. Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tyrone L. Bailey** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 22, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.