WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061033 DEEDWARR
Recvd: 07/15/16 15:03 2 pgs
Fees:13.00 Taxes:2527.10

20160715-0073088

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $683,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 1-21-2018

(AFFIX SEAL)

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben C. Bailey & Anita L. Bailey	Ben C. Bailey & Anita L. Bailey	115-11-0-027.00
(NAME)	(NAME)	
701 W Meade Drive	701 W Meade Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Leslie P. Dillard n/k/a Leslie P. Minkoff and spouse, William Minkoff III,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ben C. Bailey and spouse, Anita L. 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. 370, on the Plan of West Meade Farms, Inc., Section K, as of record in Book 2133, page 47, amended in Instrument No. 20051013-0123506, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Leslie P. Dillard, an unmarried woman, by Warranty Deed from Susan Thetford, an unmarried woman, dated April 2, 2007, of record in Instrument No. 20070404-0040302, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 2133, page 47 and Instrument No. 20051013-0123506; restrictions of record in Book 2147, page 233; and all matters of record in the Register's Office for **Davidson** County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 701 W Meade Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 12th day of July, 2016.

Leslie P. Dillard-Minkoff

William Minkoff III

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Leslie P. Dillard n/k/a Leslie P. Minkoff and spouse, William Minkoff III**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of July, 2016.

Notary Public
My Commission Expires: _____

File No.: 23472

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016