BILL GARRETT, Davidson County
Trans:T20160068534 DEEDWARR
Recvd: 08/08/16 15:01 2 pgs
Fees:13.00 Taxes:777.00
20160808-0082398

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Sara June Perrigan & Alan Ross O'Connor
1236 Timber Valley Drive
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

MAP/PARCEL 108-12-0-079.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Bobby L. Bailey, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Sara June Perrigan and Alan Ross O'Connor, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Final Subdivision Plat Section IV of East Lake of record in Plat Book 5800, Page 245, 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 Bobby L. Bailey, unmarried by Warranty deed from Lisa Carol Sullivan, unmarried of record in Instrument No. 20051013-0123363 Register's Office for Davidson County, Tennessee, dated October 07, 2005 and recorded on October 13, 2005.

This is improved property known as: **1236 Timber Valley Drive, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: 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 Book 5800, page 245, and restrictions in Book 6152, page 427, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 8th day of June, 2016.

Bobby L. Bailey

Bobby L. Bailey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Bobby L. Bailey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 8th day of June, 2016.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of June, 2016.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY