BILL GARRETT, Davidson County
Trans:T20160072220 DEEDWARR
Recvd: 08/18/16 15:25 2 pgs
Fees:13.00 Taxes:1069.30
20160818-0086577

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $289,000.00.

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARY FRANCES REID MY COMMISSION EXPIRES

Subscribed and sworn to before me, this 15 day of August, 2016.

Notary Public
My commission expires: 3-6-18

07-1603-86314

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Kyle Reid	New Owner	172-12-0-B-240.00-CO
6125 Bradford Hills Drive		
Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas D. Bagley, Trustee of the Paula Alison Bagley Trust established by the Last Will and Testament of Barbara Dawn Bagley, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kyle Reid and Amanda S. Reid, husband and wife**, hereinafter called the Grantees, their successors 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. 294, on the Plan of Bradford Hills, Section Ten, of record in Book 7900, Page 495, as revised by the Surveyor's Certification of Correction of record in Book 9219, Page 115, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Dawn Bagley by deed from Claridge Builders, Inc., dated December 1, 1993, recorded December 8, 1993, of record in Book 9180, Page 441, Register's Office for Davidson County, Tennessee. The said Barbara Dawn Bagley having since died on November 6, 2012 leaving a Last Will and Testament filed for Probate in Docket No. 12P-1814, Davidson County Probate Court. Pursuant to Article IV of the Will. Subject property was devised to Thomas D. Bagley, Trustee to be held in Trust for the benefit of Paula Alison Bagley. The Estate of Barbara Dawn Bagley has been probated and is now closed - Seventh Circuit Court for Davidson County, Probate Division, Docket No. 12P-1814.

For further source of title reference is made as to Executor's Quitclaim Deed of record in Instrument No. 20131028-0111931, said Register's Office.

For informational purposes only the address is: 6125 Bradford Hills Drive, Nashville, TN 37211

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6125 Bradford Hills Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of August, 2016.

Thomas D. Bagley, Trustee of the
Paula Alison Bagley Trust established
by the Last Will and Testament of
Barbara Dawn Bagley, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thomas D. Bagley, Trustee of the Paula Alison Bagley Trust established by the Last Will and Testament of Barbara Dawn Bagley, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 15th day of August, 2016.

Hillary A. Pate

State of Tennessee at Large

My Commission expires: 04/06/2016

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020