WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160087844 DEEDWARR
Recvd: 10/05/16 15:05 2 pgs
Fees: 13.00 Taxes: 969.40
20161005-0105441

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $262,000.00.

Affiant

Subscribed and sworn to me on September 27th, 2016.

NOTARY PUBLIC

My Commission Expires: 2/25/20

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Darrell Bailor 1917 Graceland Drive Goodlettsville, TN 37072	NEW OWNER	007-14-024.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and Kimberly Griffin, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Darrell Bailor and Tammy Bailor, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 75 on the Plan of Grizzard Manor, Section Four, of record in Book 4675, Page 156, Register's Office for said County, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Kimberly R. Brent, an unmarried woman by Warranty Deed from Cynthia A. Barker, individually an as Executrix of the Estate of Norma G. Jones, deceased, Dwayne Brian Jones, Jeremy Andrew Croslin, Dustin Mitchell Croslin and Randall Ashley Jones, recorded on the 22nd day of December, 2008 in Instrument No. 20081222-0121876, in the Register's Office of Davidson County, Tennessee. Kimberly R. Brent has since married. Kimberly R. Brent and Kimberly Griffin are one and the same person.

Thomas Scott Griffin, Jr. joins in the execution of this instrument to convey any interest, marital or otherwise, in the above described property.

This is improved property known as 1917 Graceland Drive, Goodlettsville, TN 37072.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on September 27th, 2016.

Kimberly Griffin

Thomas Scott Griffin, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On September 27th 2016, before me personally appeared Kimberly Griffin and Thomas Scott Griffin, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 27th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY