BILL GARRETT, Davidson County
Trans:T20160090242 DEEDWARR
Recvd: 10/13/16 09:32 2 pgs
Fees:13.00 Taxes:518.00
20161013-0108189

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1608

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Susannah Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of October, 2016

Notary Public
Commission Expires: _____

Emily Kornbau
State of Tennessee Notary Public
Summer County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carolyn O'Neil 750 Kent Road Nashville, TN 37214	Primary Residential Mortgage, Inc. 131 Saundersville Road, suite 140 Hendersonville, TN 37075	096-09-0A-750.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Susannah Bailey, an unmarried woman FKA Susannah B. Callaway, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carolyn O'Neil

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 Unit No. A-750 on the Plan of Emery Place Condominiums, of record in Book 6250, page 719, 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 Susannah B. Callaway, a married person, by Warranty Deed from Rhonda L. Zollars, unmarried, dated 6/29/01 and recorded 7/5/01 in Instrument No. 20010705-0072021, in the Register's Office of Davidson County, Tennessee.

Susannah Bailey having since divorced per the divorce decree dated 9/21/2001

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 750 Kent Road, Nashville, TN 37214.

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 so 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

SMB.

whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of October, 2016.

Susannah Bailey

Susannah Bailey

STATE OF TENNESSEE
COUNTY OF FORSYTH

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

Witness my hand and official seal at _____, Tennessee this 6th day of October, 2016.

Notary Public
My Commission Expires: 9-16-2019

PAUL CLAYTON ORR
COMMISSION EXPIRES
NOTARY
PUBLIC
Sep 16, 2019
FORSYTH COUNTY, GEORGIA

(Notary Seal)