This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 162291TN

Davidson County DEEDWARR
Recvd: 10/27/16 11:53 3 pgs
Fees:18.00 Taxes:499.50
20161027-0113690

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Kenneth Craddock	Same	
924 29th Ave North		92-06-036.00
Nashville, TN 37209		

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, **Robert L. Bailey, an unmarried man,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Kenneth Craddock and Shirley A. Craddock, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Map of Bransford Realty Company's Subdivision of the West half of Block 2, on the Plan of Midway, of record in Book 421, Page 74, Register's Office for said County.

Said part of Lot No. 8 fronts 32 feet on the easterly side of 29th Avenue North, formerly Fern Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert L. Bailey from Mark A. Hayes by Warranty Deed dated 10/31/2007, filed for record on 11/09/2007 in Instrument No. 20071109-0132562, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described 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 heirs and assigns, forever;

AND **Robert L. Bailey** does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Robert L. Bailey** further covenants and binds his 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.

This is property is known as: **924 29th Ave North, Nashville, TN 37209**.

Executed on this 26 day of October, 2016.

Robert L. Bailey

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand this 26 day of October, 2016.

Notary Public

My Commission Expires: 12-17-18

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 25 day of October, 2016.

Notary Public

My Commission Expires: 8-25-18

DANA L. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 26 day of Oct., 2016

Notary's Signature

My Commission Expires: 8-25-18

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY