BILL GARRETT, Davidson County
Trans:T20160102277 DEEDWARR
Recvd: 11/18/16 11:57 2 pgs
Fees:13.00 Taxes:1874.42
20161118-0121944

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$506,600.00**

Affiant

Subscribed and sworn to before me, this 16th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 3-1-17
(AFFIX SEAL)

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer T. Bailey		117-01-0
(NAME)	(NAME)	(MAP)
117 Bella Vista Drive	New Owner	186.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Bogue M. Waller Jr., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jennifer T. Bailey and husband, Michael S. Bailey, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of First Revision of the Final Plat of Forrest Park of record in Plat Book 9700, Page 240 and corrected in Book 10212, Page 431, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT 2:

Land in Davidson County, Tennessee, being a portion of Woodleigh Drive between Forrest Park Avenue and Woodlawn Drive, as closed pursuant to Ordinance No. 096-256.

Being the same property conveyed to Bogue M. Waller, Jr. by Quitclaim deed from Cynthia Waller of record in Instrument No. 20120613-0051628 Register's Office for Davidson County, Tennessee, dated July 06, 2011 and recorded on June 13, 2012.

THE SUBJECT PROPERTY IS NOT, AND HAS NEVER BEEN, THE PRINCIPAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, known as: 3201 Woodlawn Drive, Nashville, Tennessee 37215-1177

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 do 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 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/our hand(s) this 16th day of November, 2016.

Bogue M. Waller Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Bogue M. Waller Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 16th day of November, 2016.

Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY