WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160110667 DEEDWARR
Recvd: 12/16/16 10:48 2 pgs
Fees: 13.00 Taxes: 1720.50

20161216-0132066

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Peter Middleton	new owner	072-03-0-129.00
(NAME)	(NAME)	
1202 McChesney Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 considerations, the receipt of which is hereby acknowledged, we, **Anthony T. Bailey Jr. and wife, Emily C. Bailey**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Andrew Peter Middleton and Shannon Leigh Middleton, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 the east 50 feet of lot number 185 on the Map of Inglewood Place, as recorded in Book 332, Page 101, in the Register's Office of Davidson County, Tennessee. **

Being the same property conveyed to Anthony T. Bailey, Jr. and wife, Emily C. Bailey by Warranty Deed dated April 16, 2012, from Burkett Homes, Inc., a Tennessee Corporation, of record in Instrument 201204240034806, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per plat of record in Book 332, Page 101, in said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1202 McChesney Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S),

** Said part of Lot Number 185 fronts 50 feet on the Southerly side of McChesney Avenue and runs back between parallel lines 205 feet to a dead line.

their heirs and/or 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 this 14th day of December, 2016.

Anthony T. Bailey Jr.

Emily C. Bailey

State of Tennessee
County of Williamson

Personally appeared before me Anthony T. Bailey Jr. and Emily C. Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of December, 2016.

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public ~~Chris Jackson~~
My Commission Expires: 9/10/2018

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129