Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,299.33

Elizabeth A. Welles
Affiant

Subscribed and sworn to before me, this 28th day of December, 2016.

Emily Betts
Notary Public

My commission expires:_____

BILL GARRETT, Davidson County
Trans:T20160114699 DEEDWARR
Recvd: 12/29/16 14:07 2 pgs
Fees:13.00 Taxes:500.61
20161229-0137009

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Thomas Bailey**<br>**Dorothy Bailey** | **New Owner** | **Map\Parcel: 150-05-0-162.00** |
| **10 Kerlind Court** | | |
| **Franklin, TN 37067** | | |

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 ACKNOWLEDGE, WE,

**Mitch Kinder Development, LLC, a Missouri limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Thomas Bailey and Dorothy Bailey, a married couple**

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 Lot No. 649 on the Plan of Edge-O-Lake Estates, Section 17, as of record in Plat Book 4460, page 44, 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 James J. Tate, Jr., unmarried, by Quitclaim Deed, from Donna E. Drake, unmarried (f/k/a Donna E. Tate), dated December 8, 2004, of record in Instrument No. 20041215-0149125, Register's Office for Davidson County, Tennessee. Said property was conveyed to FMLS, Inc., Trustee, of record in Instrument No. 20070927-0115407, dated July 13, 2007, who subsequently appointed J. Phillip Jones, as Substitute Trustee, of record in Instrument No. 20160826-0089708, dated September 16, 2016. J. Phillip Jones, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold and conveyed by Substitute Trustee's Deed to Mitch Kinder Development, LLC, of record in Instrument No. 20161110-0119270, dated October 28, 2016, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4460, Page 44, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4549, Page 802, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2928 Edgemoor Drive, Nashville, TN 37217.

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 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 28th day of December, 2016.

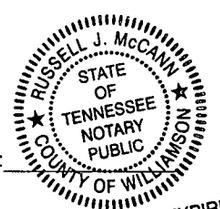
Mitch Kinder Development, LLC

By: Mark Hemphill, Authorized Agent

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mark Hemphill, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of Mitch Kinder Development, LLC, the within named bargainor, a Missouri limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand, at office, this 28th day of December, 2016.




Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2019

File #: **160740JM**
**RECORD & RETURN TO:**
**McCANN & HUBBARD**
**1804 WILLIAMSON COURT, SUITE 201**
**BRENTWOOD, TN 37027**