WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/17 15:26 2 pgs
Fees:13.00 Taxes:924.63
20170111-0003391

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $249,900.00.

Affiant

Subscribed and sworn to before me this 3rd day of January, 2016

Notary Public
My Commission expires: 1/8/19
(Affix Seal)

HAL E. WILSON, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jonathan R. Bailey	First Community Mortgage, Inc.	096-15-0-049.00096-15-0-049.00
3116 Laurel Forest Drive	275 Robert Rose Drive	
Nashville, TN 37214	Murfreesboro, TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Trustee for The Laurel Forest Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan R. Bailey**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 56 on the plan of Hickory Bend, Section 3, of record in Book 3600, page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amanda Dean, as Trustee for The Laurel Forest Trust, from Vanessa F. Lazon, by deed on August 15, 2016, of record in Instrument Number 20160818-0086531, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3600, page 42, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3642, page 478, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 9569, page 362, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3116 Laurel Forest Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 3, 2017.

The Laurel Forest Trust

By Amanda Dean, Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 3, 2017

My commission expires 5-5-19

Notary Public

EMMALYN G HENDRICK
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF ROBERTSON

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY, TENN