WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170015943 DEEDWARR
Recvd: 02/23/17 09:51 2 pgs
Fees: 13.00 Taxes: 934.25
20170223-0018110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$255,000.00~~ $252,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 07-06-2020
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Erin L. Hazelrig	new owner	126 15 0B 239.00
(NAME)	(NAME)	
7141 Commonwealth Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Five Thousand And No/100 Dollars ($255,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeremy R. Bayless and Amy Bayless (f/k/a Amy L. Sexton), husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Erin L. Hazelrig, a single person**, 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. 157 on the Plan of Lexington Point Subdivision, Section 3 of record in Instrument No. 20020116-0006331, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeremy R. Bayless and Amy L. Sexton, husband and wife by Warranty Deed from Branko Barisic and wife Vahida Barisic dated July 12, 2012 and recorded July 16, 2012 as Instrument No. 20120716-0062127, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7141 Commonwealth Circle, Nashville, TN 37221

File Number: GRN-170484SSO

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, has 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 our hands this 21st day of February, 2017

Jeremy R. Bayless

Amy Bayless

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jeremy R. Bayless and Amy Bayless, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2017.

Notary Public

My Commission Expires: 7/6/20

HILLARY MONROE SMITH
STATE
(SEAL) OF
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-170484SSO