BILL GARRETT, Davidson County
Trans:T20170017360 DEEDWARR
Recvd: 02/28/17 14:00 2 pgs
Fees:13.00 Taxes:1799.80
20170228-0019853

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $486,433.00.

Affiant

Subscribed and sworn before me this the 27th day of February, 2017.

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anthony Joseph Iannone 2617 Barclay Drive Nashville, TN 37206-1507	Anthony Iannone 22W042 Spring Valley Dr. Medinah, IL 60157	083-12-0-073.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL ELI BATES AND BRIAN K. HARRIS, AS TENANTS IN COMMON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANTHONY JOSEPH IANNONE, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Eastland Acres, Section II of record in Plat Book 2331, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Eli Bates and Brian K. Harris, as tenants in common by Warranty deed from Bobbie Jo Bailor, unmarried of record in Instrument No. 20160808-0082045 Register's Office for Davidson County, Tennessee, dated August 05, 2016 and recorded on August 08, 2016.

Subject to all Easements and Restrictions of record.

THIS IS ____ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2617 Barclay Drive, Nashville, TN 37206-1507.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of February, 2017.

Daniel Eli Bates

Brian K. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Eli Bates and Brian K. Harris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2017.

My commission expires: 9/16/18

Notary Public

