BILL GARRETT, Davidson County
Trans:T20170037197 DEEDWARR
Recvd: 05/03/17 09:29 2 pgs
Fees:13.00 Taxes:1110.00
20170503-0043375

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178777

AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2017.

NOTARY PUBLIC

My commission expires: 5-26-20

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle King and Kendall King 7505 Thornwood Court Mt. Juliet, TN 37122	Same address as new owner	087 02 0A 054.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($300,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **RICHARD A. BAILEY AND CINDA K. BAILEY, AS TRUSTEES OF THE AMENDED AND RESTATED BAILEY FAMILY REVOCABLE TRUST AGREEMENT DATED FEBRUARY 21, 2008**, hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **KYLE KING AND KENDALL KING, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16, Final Plat Cobblestone Landing, Phase 2A, as shown on plat of record in Instrument No. 20080220-0016775, Register's Office for Davidson County, Tennessee, to which plan refeence is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard A. Bailey and Cinda K. Bailey, as trustees of the Amended and Restated Bailey Family Revocable Trust Agreement dated February 21, 2008, by Warranty Deed from Nancy R. Lanham, unmarried, dated 3/12/2010, recorded 3/17/2010, of record in Instrument No. 20100317-0020002, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 7505 Thornwood Court, Mount Juliet, TN 37122, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20080220-0016775; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 28th day of April, 2017.

THE AMENDED AND RESTATED BAILEY FAMILY REVOCABLE TRUST AGREEMENT DATED FEBRUARY 21, 2008

BY: Richard A. Bailey, As Trustee By [signature] Attorney in fact
RICHARD A. BAILEY, AS TRUSTEE BY JIMMY CHANDLER, ATTTORNEY-IN-FACT

BY: Cinda K. Bailey, As Trustee By [signature] Attorney in fact
CINDA K. BAILEY, AS TRUSTEE BY JIMMY CHANDLER, ATTTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 28th day of April, 2017 before me, appeared Jimmy Chandler, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Richard A. Bailey and Cinda K. Bailey as Trustees for The Amended and Restated Bailey Family Revocable Trust Agreement Dated February 21, 21008 and that said instrument was signed on behalf of the said Richard A. Bailey and Cinda K. Bailey by himself as their attorney-in-fact.

Witness my hand at office this the day and year above written.

[signature]
Notary Public

My commission expires: 5-26-20

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.