# WARRANTY DEED

J-HP-17-609-H

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00.

Jodel A Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Stillwater Properties LLC** | NEW OWNER | |
| (NAME) | (NAME) | **051-03-0-002.00** |
| **14436 Indian Springs Rd** | | |
| (ADDRESS) | (ADDRESS) | |
| **Buffalo Valley, TN 38548** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 05/04/17 12:13 3 pgs
Fees:18.00 Taxes:508.75
**20170504-0044336**

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM FORREST BAILEY AND BRENDA RUTH BAILEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STILLWATER PROPERTIES LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 111, 112, 113 and 114 of Block "B" on the Map of Marthonna, not of record, and described according to a copy of survey thereof, made by J.A. Mefford, Surveyor, in December 1937, as follows:

Beginning at a point in the northerly margin of Ezell Road South at the common corner of Lot Nos. 110 and 111, being 100 feet East of the easterly margin of Ezell Raod West; thence northerly, with the line between said lots, 250 feet to a point; thence easterly 100 feet to the common corner of Lot No. 114 and 115; thence southerly, with the line between said lots 250 feet to the northerly margin of Ezell Road South; thence with the margin of the same, north 86 deg. 02' West 100 feet to the point of beginning.

Being the same property conveyed to William Forrest Bailey and Brenda Ruth Bailey, husband and wife by Warranty deed from Thelma Manning, King, Carol Pierce Bockover, and Hazel Manning Herron, The Heirs at Law of Eleanor Patricia Manning of record in Instrument No. 20020130-0013021 Register's Office for Davidson County, Tennessee, dated January 25, 2002 and recorded on January 30, 2002.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **609 Vantrease Road , Madison, Tennessee 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd DAY OF MAY, 2017.

William Forrest Bailey by
Randy Bailey attorney in fact

William Forrest Bailey by Randy Bailey, Attorney-In-Fact

Brenda Ruth Bailey by
Randy Bailey attorney in fact

Brenda Ruth Bailey by Randy Bailey, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy Bailey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM FORREST BAILEY, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM FORREST BAILEY.

Witness my hand and official seal, this the 2nd of May, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

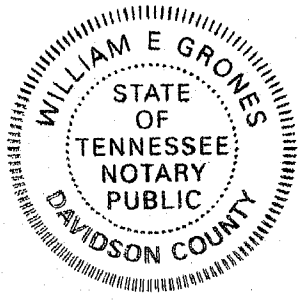



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy Bailey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRENDA RUTH BAILEY, and who acknowledged he/she/they executed the same as the free act and deed of the said BRENDA RUTH BAILEY.

Witness my hand and official seal, this the 2nd of May, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**Main Street Title & Ins**
2231 N. Mt. Juliet Rd, #203
Mt Juliet, TN 37122

# True Copy Certification

I, Ed Tignor, 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.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A. Richards
Notary's Signature

My Commission Expires: 9-10-18
Notary' Seal (if on paper)

