Davidson County DEEDWARR
Recvd: 07/12/17 08:35 3 pgs
Fees:18.00 Taxes:943.50
20170712-0069896

WARRANTY DEED

MEREDITH BAUERLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-04-2020

STATE OF Tennessee

COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/4/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason N. Bailey	Same as	62-11-27
(NAME)	(NAME)	
2824 Gaywinds Ct.	Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert Thomas Ervin, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason N. Bailey, a single man, and Ruth C. Bailey and David J. Bailey, married, as joint tenants in common with full rights of survivorship,** 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. 206, on the Plan of Sutherland Heights, Section V, of record in Book 2900, Page 1, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Earl J. Porter, Jr. Trustee by Quitclaim Deed from Joan Grizzard Ervin, and further conveyed to John Thomas Ervin, Sr. and wife, Joan Grizzard Ervin by Quitclaim Deed from Earl J. Porter, Jr. Trustee, dated April 28, 2006, recorded April 28, 2006, of record in Instrument No. 20060428-0048960, Register's Office for Davidson County, Tennessee. The said John Thomas Ervin, Sr. having since died on November 5, 2010, leaving Joan Grizzard Ervin as surviving tenant by the entirety. Joan Grizzard Ervin died on September 26, 2011, leaving a Last Will and Testament filed for Probate in Docket No. 11P1561, Davidson County Probate Court. Pursuant to the terms of said Will subject property was devised to Robert Thomas Ervin.

Further being the same property conveyed to Robert Thomas Ervin by Quitclaim Deed from Steven Douglas Ervin, Executor of the Estate of Joan Grizzard Ervin, deceased, dated July 10, 2012, recorded July 13, 2012, of record in Instrument No. 20120713-0061814, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is Improved ☑ property, known as 2824 Gaywinds Ct., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 10th day of July, 2017.

Robert Thomas Ervin

State of Tennessee

County of Wilson

On this 10th day of July, 2017, before me, a Notary public in and for said County and State, personally appeared Robert Thomas Ervin, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual (s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal contained.

WITNESS my hand and seal this 10th day of July, 2017.

Notary Public S. Nixon Pressley
My Commission Expires: 02/10/2021

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

True Copy Certification

I, _Meredith Bauerle, 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 Tennessee

County of Maury

Personally appeared before me, Shannon C. Sylvester, a notary public for this county and state, Meredith Bauerle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/24/18

SHANNON C. SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-24-2018