RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179262

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170074326 DEEDWARR
Recvd: 08/25/17 12:40 2 pgs
Fees: 13.00 Taxes: 1110.00
20170825-0087584

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

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
Donnie Bailey 5208 Tidwell Hollow Rd. Nashville, TN 37218	Same address as new owner	078 00 0 060.00

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 Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KATHERINE WRIGHT AND HUSBAND, BOBBY E. WRIGHT SR.**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DONNIE BAILEY, A SINGLE MAN**, hereinafter called the Grantee(s), his 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 as shown on a survey made by Southern Land Surveying Company, Inc. dated December 2, 1967, and described according to a survey made by John Kohl and Co., dated October 4, 1984 as follows:

Beginning on the southeasterly margin of Tidwell Hollow Road at the northwest corner of the property conveyed to Charles W. Milligan and wife, by deed from Lewis M. Collie and wife, of record in Book 4313, page 392, Register's Office for said County; thence South 40 deg. 31' East 1438.19 feet; thence North 20 deg. 07' East 29.54 feet; thence North 24 deg. 18' 30" East 117.97 feet; thence North 40 deg. 31' West 1350.92 feet to the southeasterly margin of Tidwell Hollow Road; thence with the same South 49 deg. 29' West 187.8 feet to the beginning, containing 6.01 acres, more or less

Being the same property conveyed to Katherine Wright and husband Bobby E. Wright, Sr., by Quitclaim Deed from Katherine Wright, dated 8/22/2006, recorded 8/31/2006, of record in Instrument #20060831-0107688, in the Register's Office for Davidson County, Tennessee. Being previously conveyed to Katherine Wright by deed dated 12/14/1990 of record in Book 8260, page 761, said Register's Office.

The address of the herein described property is believed to be 5308 Tidwell Hollow Road, Nashville, TN 37218, 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 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 Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) 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 Grantee(s).

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 Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of August, 2017.

Katherine Wright
KATHERINE WRIGHT

Bobby E. Wright Sr.
BOBBY E. WRIGHT SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Katherine Wright and husband, Bobby E. Wright Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of August, 2017.



Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19