Davidson County DEEDWARR
Recvd: 08/28/17 15:39 3 pgs
Fees:18.00 Taxes:851.00
20170828-0088306

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this ~~25TH~~ 28th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-30-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Bailey and Sarah Bailey, husband and wife	New Owner (NAME)	
213 Rhine Dr. (ADDRESS)	(ADDRESS)	042-14-0-061.00
Madison TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dirk Jesse Trampert and Michael Anthony Elliott, as joint tenants with rights of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher Bailey and Sarah Bailey, husband and wife, hereinafter called the Grantees, their heirs 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 NO. 78 ON THE PLAN OF SHERRY HEIGHTS, SECTION 3, AS OF RECORD IN PLAT BOOK 2331, PAGES 126 AND 127, IN THE REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 78 FRONTS 152 FEET ON THE EASTERLY SIDE OF RHINE DRIVE AND EXTENDS BACK 393 FEET ON THE NORTHERLY LINE AND 173 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 264 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HANNELORE H. TRAMPERT, A WIDOW AND DIRK J. TRAMPERT, A SINGLE MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM HARVEY WAYNE ENGLISH AND WIFE, MILDA S. ENGLISH OF RECORD IN INSTRUMENT NO. 20131121-0120151 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO DIRK JESSE TRAMPERT BY QUITCLAIM DEED FROM HANNELORE H. TRAMPERT OF RECORD IN INSTRUMENT NO. 20150202-0009287 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO VICTOR HAZELWOOD, TRUSTEE BY QUITCLAIM DEED FROM DIRK JESSE TRAMPERT OF RECORD IN INSTRUMENT NO. 20150206-0011235, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITHIN THE SAME DEED THE SAID VICTOR HAZELWOOD, TRUSTEE CONVEYED HIS INTEREST IN THE SUBJECT PROPERTY TO DIRK JESSE TRAMPERT AND MICHAEL ANTHONY ELLIOTT, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 213 Rhine Drive, Madison, TN 37115
(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 my/our hand(s) this 25th day of August, 2017.

WARRANTY DEED
(Continued)

Dirk Jesse Trampert

Michael Anthony Elliott

By: Attorney in Fact
Dirk Jesse Trampert, Attorney-in-Fact

STATE OF TENNESSEE

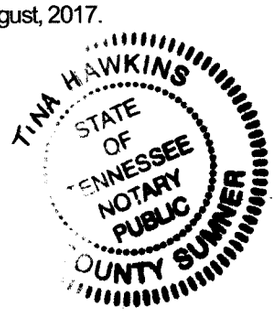
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dirk Jesse Trampert, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of August, 2017.

Notary Public

My Commission Expires: 1/29/2020



(SEAL)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of August, 2017, before me, a Notary Public, in and for said County and State, personally appeared Dirk Jesse Trampert, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael Anthony Elliott, acknowledged that such person executed the same as the free act and deed of the said Michael Anthony Elliott.

Witness my hand and official seal, this the 25th day of August, 2017.

Notary Public

My commission expires: 1/29/2020





True Copy Certification

I, KEMBERLY POWELL, 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 Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)