WARRANTY DEED

Bill Garrett Davidson County
Batch# 36568 DEEDWARR
12/13/2017 08:51:43 AM 2 pgs
Fees: $13.00 Taxes: $921.30

20171213-0126850

G-VRE-17-00718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Patrick William Head
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Patrick William Head	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**119-08-0-059.00**
718 Cameo Dr.	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **LEWIS BAILEY AND DORIS V. NELSON BAILEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK WILLIAM HEAD, A SINGLE MAN,** 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 No. 26 on the Plan of Battlewood, Section One of record in Plat Book 1835, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 26 fronts 91.61 feet on the Northerly side of Cameo drive and runs back 180.5 feet on the Easterly line and 176.79 feet on the Westerly line to a dead line in the rear, on which is measures 125 feet.

Being the same property conveyed to Lewis Bailey and myself, Doris v. Nelson Bailey , as husband and wife and as tenants by the entirety by Warranty deed from Doris V. Nelson Bailey of record in Book 4473, page 600, Register's Office for Davidson County, Tennessee, dated December 30, 1970 and recorded on January 14, 1971.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 31, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4403, Page 176, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **718 Cameo Dr., Nashville, Tennessee 37211**.

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 8th DAY OF DECEMBER, 2017.

Lewis Bailey
Lewis Bailey

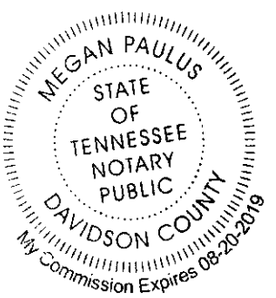
Doris V. Nelson Bailey
Doris V. Nelson Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of December, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

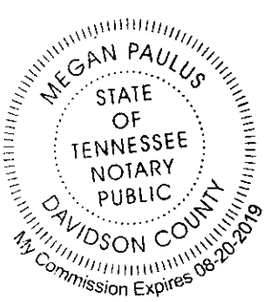


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORIS V. NELSON BAILEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of December, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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