Bill Garrett Davidson County
Batch# 44066 DEEDWARR
01/03/2018 03:03:38 PM 3 pgs
Fees: $18.00 Taxes: $310.80
20180103-0001054

This Instrument Prepared by:
BARBARA J. MOSS
Elder Law of Nashville PLC
4525 Harding Pike, Suite 200
Nashville, TN 37205

From information furnished by the parties

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NO.
Katherine L. Bailey 403 McKeige Court Nashville, TN 37214	Same	095 16 0 023.00

FOR AND IN CONSIDERATION of $84,000.00, cash in hand paid, the receipt of which is hereby acknowledged, Katherine L. Bailey, by these presents does hereby convey unto Katherine L. Bailey and Brian M. Baker, as joint tenants with right of survivorship, to their heirs, successors and assigns, all their right title and interest in and to the following described tract of land:

Being Lot No. 38 on the Plan of Perry Heights, as of record in Plat Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Katherine L Bailey by Wanda Carole Watson, Michael Midgett, Mark Wesley and Joyce A. Midgett by warranty deed of record as instrument no. 20030822-0122214 of record in the Register's Office for Davidson County, Tennessee.

Sewer and drainage easement as shown of record in Deed Book 4749, Page 991, Register's Office for said County.

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

This is improved property, known as 403 McKeige Court, Nashville, TN 37214.

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, grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS THE EXECUTION HEREOF this 18th day of December, 2017.

Katherine L. Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this 18th day of December 2017.

Bryson Eubanks State of Tennessee Notary Public Davidson County My Commission Expires November 3, 2020

NOTARY PUBLIC

My Commission Expires: 11/3/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $84,000.

Katherine L. Bailey

Katherine L. Bailey

Subscribed and sworn to before me, this the 18th day of December, 2017.

Bryson Eubanks

NOTARY PUBLIC

My Commission Expires: 11/3/2020

