WARRANTY DEED

Bill Garrett Davidson County
Batch# 94647 DEEDWARR
05/21/2018 10:21:23 AM 2 pgs
Fees: $13.00 Taxes: $547.60

20180521-0048285

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$148,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF May, 2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 050
Kerlind Investment Froup LLC	Same	GROUP 16 0A
10 Kerlind Ct		PARCEL 006.00
Franklin, Tennessee 37067		

For and in 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,

Toshiba D. Gore, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Thomas C Bailey and wife Dorothy Bailey

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 6, SKYLINE VILLAGE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050418-0042718, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Hunter D. Harris and Toshiba D. Gore by Warranty Deed from Affordable Housing Resources, Inc, dated February 20, 2008 and recorded on February 27, 2008, filed in Instrument No. 20080227-0019085, said Registers Office for said County.

Being the same property conveyed to Toshiba D. Gore, a single woman by deed from Hunter D. Harris and Toshiba D Gore dated March 15, 2010 and recorded in Instrument No. 201003150019578 said Register's Office.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **517 W. Vailview Court, Nashville, Tennessee 37207**.

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 hand and official seal at office this 16th day of May, 2018.

Toshiba D. Gore

Toshiba D. Gore

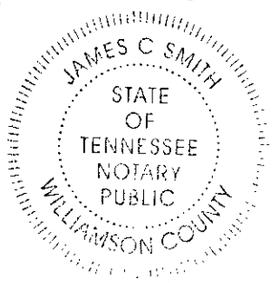
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Toshiba D. Gore, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019



PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027