Bill Garrett Davidson County
Batch# 100643 DEEDWARR
06/05/2018 11:41:12 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20180605-0053702

WARRANTY DEED

M-WRES-18-3037

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/11/2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Noble 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)
Justine Maxwell	New Owner	
(NAME)	(NAME)	
3037 Woodlawn Drive		**117-2-D-14.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE RT BAILEY FAMILY REVOCABLE TRUST,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JUSTINE MAXWELL, A SINGLE WOMAN,** hereinafter called the Grantee, her 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 Unit No. 14 on the Plan of The Clairmont Condominiums, of record in Plat Book 6200, Page 551, and described in the Master Deed of record in Book 7096, Page 940, Amended in Book 7108, Page 98 and Reinstated in Book 8263, Page 703, Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said Unit.

Being the same property conveyed to Robert Thomas Bailey, Jr. and Erin Hartley Bailey, Trustees of the RT Bailey Family Revocable Trust Dtd. March 14, 2014, by Quitclaim Deed from Erin Hartley Bailey fka Erin Elizabeth Hartley, a married person, recorded June 9, 2014 in Instrument No. 20140609-0050071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- All matters shown on the Plan of record in Plat Book 6200, Page 551, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Clairmont Condominiums of record in Book 7096, Page 940, amended in Book 7108, Page 98 and reinstated in Book 8263, Page 703, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 7096, Page 948, Page 7117, Page 70, Book 7637, Page 319 and Instrument Nos. 20061217-0120971, 20140314-0021310 and 20180413-0035061, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 7137, Page 826, amended in Book 7960, Page 128, Book 8168, Page 430 and Book 8172, Page 28, 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: **3037 Woodlawn Drive, Nashville, Tennessee 37215.**

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 hand this the 31 DAY OF May, 2018.

The RT Bailey Family Revocable Trust

BY: _____ TTEE
Erin Hartley Bailey
Trustee

BY: _____ TTEE
Robert Thomas Bailey, Jr.
Trustee

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN HARTLEY BAILEY, TRUSTEE of THE RT BAILEY FAMILY REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 31st of May, 2018.

_____
Notary Public

My Commission Expires: 1/12/19
(SEAL)

CARI HATFIELD
COMM. # 2093881
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
COMM. EXPIRES JAN. 12, 2019

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT THOMAS BAILEY, JR, TRUSTEE of THE RT BAILEY FAMILY REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 31st of May, 2018.

_____
Notary Public

My Commission Expires: 1/12/19
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CARI HATFIELD
COMM. # 2093881
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
COMM. EXPIRES JAN. 12, 2019